



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 13, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:30 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS STEVEN EVANS, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: MEMBERS GOYNES and NIGRO

STAFF PRESENT: ROBERT GENZER – PLANNING AND DEVELOPMENT DEPT., MARGO WHEELER – PLANNING AND DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA- PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, LEAN COLEMAN – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, referenced the following items that were requested to be tabled, withdrawn without prejudice or held in abeyance.

Item 14 [ZON-3794]	Withdraw Without Prejudice
Item 15 [SDR-3796]	Withdraw Without Prejudice
Item 18 [GPA-4072]	Abeyance to 6/10/04 Planning Commission meeting
Item 19 [ZON-4202]	Abeyance to 6/10/04 Planning Commission meeting
Item 20 [SDR-4204]	Abeyance to 6/10/04 Planning Commission meeting
Item 28 [ZON-4200]	Abeyance to 6/10/04 Planning Commission meeting
Item 29 [SDR-4198]	Abeyance to 6/10/04 Planning Commission meeting
Item 30 [ZON-4216]	Abeyance to 6/10/04 Planning Commission meeting
Item 31 [VAC-4218]	Abeyance to 6/10/04 Planning Commission meeting
Item 32 [SDR-4220]	Abeyance to 6/10/04 Planning Commission meeting
Item 40 [ZON-4219]	Abeyance to 5/27/04 Planning Commission meeting
Item 41 [SDR-4222]	Abeyance to 5/27/04 Planning Commission meeting

MR. CLAPSADDLE stated that a letter is on file for each item that was either held in abeyance or withdrawn. He further indicated that Item 12 [SDR-4192] would need to be removed from One Motion/One Vote as they have tried contacting the applicant several times but did not receive a response or a letter from the applicant.

City of Las Vegas

PLANNING COMMISSION MEETING OF MAY 13, 2004 Planning and Development Department Briefing

MINUTES – Continued:

The handout, Goals of Revised Residential Planned Development District, was distributed to Commission for their review in the next two weeks. This handout is in response to the City Council and Planning Commission joint meeting held back in December 2003 regarding open space and RPD. They discussed coming up with a separate small lot ordinance like the City of North Las Vegas but decided against it and, instead, took a look at the Residential Plan Development District. FLINN FAGG, Urban Design Committee and MR. CLAPSADDLE will provide the Commission with pictures and slides within those two weeks. They have spent time in the City on the south side taking photographs and coming up with ideas for what they are trying to achieve.

The basic goal is to implement the directives received at the joint meeting. Discussions have been made regarding creative design and the R-PD projects. If incentives are built into this ordinance and provide more livable communities for the long-term, then it will be a success. Open space standards were also discussed at the joint meeting, involving the amount of open space variances received and the approach taken to meet the targeted square footage. It is more important to get programmable open space that is accessible and usable and not so much the square footage. In addition, MR. CLAPSADDLE and MR. FAGG drove around neighborhoods on the south side and reported the findings to Council. He also noted some suggestions as a result of their findings. Staff is open to some of the larger R-PD lots with bigger back yards not having to provide open space. Anything larger than a R-1 lot that has sufficient front and back yards do not have to provide open space. There may be alternatives such as programmable parks like basketball courts, drainage easements, etc.

In addition, staff is looking into standards for the cluster lot developments. They have seen up to 11 lots along a cluster where there is not a dedicated driveway for each house and there is no streetscape. Maybe the number should be limited along the cluster and approach it like a Town Center Standard where there is an amenity zone, which would include the streetscapes and landscaping. Maybe they can find a way to encourage variable setbacks. A lot of developments have houses lined up in a row without any variation in the setback or elevations, sides to front. Another idea would be narrower streets. There are a lot of wide residential streets in the R-PD subdivisions. It would be a more livable community with narrower streets, no parking allowed, sidewalks on both sides, amenity zones on both sides in order to get the requested density. There may be a way to provide incentives for alleys in the back to provide rear access and no driveway in the front. There is a way to discourage parking in private driveways where the vehicle does not hang out into the street. Another issue is density bonuses. If the standards are met and exceed, then one will get a bonus as a way of building more livable communities.

City of Las Vegas

PLANNING COMMISSION MEETING OF MAY 13, 2004 Planning and Development Department Briefing

MINUTES – Continued:

MR. CLAPSADDLE encouraged the Commission to review the handout, and then staff will return in two weeks and discuss their feedback before staff presents it to the homebuilders' association. After meeting with the homebuilders' association, staff will bring back the homebuilders' feedback and discuss moving this project forward. Should the Commission have any questions, he encouraged them to contact him.

CHAIRMAN TRUESDELL responded that he hopes the overriding issue for doing this will be a development of a better quality and not a lower threshold for someone to get into the door just because one thinks that it is a better economic approach. That aspect should be presented. MR. CLAPSADDLE stated that the biggest seminar he attended was Designing Cluster in Open Space Developments. The seminar was very informative.

COMMISSIONER McSWAIN asked that bring the photos at the next meeting as examples to either encourage or discourage the plan. MR. CLAPSADDLE concurred. In addition, she stated she attended a conference where one of the main topics was a downtown area they were having trouble with getting it up and going. What they did was to make the process simpler. So, they created criteria for setbacks, vertical heights, and all of the applicable components and it did not matter what type of project was placed there, whether it was commercial, residential or mixed use. The area has really taken off as they have managed to revitalize a very deteriorated area as a result of revising standards. COMMISSIONER McSWAIN also commented on how frequent the debates are as to whether or not commercial or residential should go on a parcel. To her, the market dictates a lot of what ends up happening. MR. CLAPSADDLE agreed with COMMISSIONER McSWAIN'S comments and added that time is money, as the private sector wants some certainty in the process if they meet Code Standards.

MR. CLAPSADDLE was under the impression that Items 38 and 39 were going to be held but would not. On the Site Plan, the applicant is showing casitas, which are not allowed in the R-2 District. As a result, staff will state this information for the record in the applicant's presence or impose a condition that requires the casitas to be deleted should the Commission approve the application.

DAVID GUERRA confirmed for MR. CLAPSADDLE that he was not aware of any other conditions needing changes.

City of Las Vegas

PLANNING COMMISSION MEETING OF MAY 13, 2004

Planning and Development Department

Briefing

MINUTES – Continued:

MR. CLAPSADDLE apologized to the Commission because the Site Plan included in their draft backup for the medical district house conversion was an old one. The new one was included in their backup, and he assured the Commission that the report would make more sense because the access is much better. There is only one access to Alta and it is an entry only. The exit would be off of Rose. The old plan was convoluted with two accesses to Alta. The Department of Public Works met with the applicant and came up with a design that everyone can live with.

MEETING ADJOURNED AT 5:40 P.M.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 13, 2004

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

STAFF PRESENT: ROBERT GENZER, PLANNING AND DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., FLYNN FAGG – PLANNING AND DEVELOPMENT DEPT., RICK SCHRODER - PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – STACEY CAMPBELL – CITY CLERK'S OFFICE, LEAN COLEMAN – CITY CLERK'S OFFICE

(6:00)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

SUBJECT:

Approval of the minutes of the April 8, 2004, Planning Commission Meeting

MOTION:

NIGRO - APPROVED - UNANIMOUS

MINUTES:

There was no discussion.

(6:02)

1-40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 13, 2004

CHAIRMAN TRUESELLE noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-4055 - ASTORIA AT TOWN CENTER NORTH - APPLICANT: ASTORIA HOMES CORP. - OWNER: ASTORIA NORTHWEST 40. LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 749-LOT SINGLE FAMILY CLUSTER SUBDIVISION on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone [SX-TC (Surburban Mixed Use – Town Center) Land Use Designation], Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Consent Item 1 [TMP-4055], Item 2 [TMP-4150], Item 3 [TMP-4175], Item 4 [TMP-4213] and Item 5 [ANX-4129] subject to conditions – UNANIMOUS with TRUEDELL abstaining on Items 1 and 2 as the property is adjacent to a property his firm represents and McSWAIN abstaining on Item 1 as she is presently under contract with Astoria Homes

This is Final Action

MINUTES:

CHAIRMAN TRUEDELL stated this is a Consent item.
(6:05 – 6:06)

1-160

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 1 – TMP-4055

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-3482] and the Town Center Development Standards as applicable.
3. All perimeter walls, including a combination of retaining and screen walls, shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards, and shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks or an acceptable alternative as approved by the Planning and Development and Public Works Departments.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. The Final Map for this site shall show the remnant parcel on the east side of the frontage road (Oso Blanca Road). Alternatively, this parcel may be eliminated using an alternative mapping process; coordinate with the City Surveyor to determine such mapping mechanism. If the parcel is eliminated using an alternative mapping process, such map shall record prior to recordation of a Final Map for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-4150 - DURANGO/DORRELL - OWNER/APPLICANT: M T C 118 INC. -
Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.09 acres adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017) T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Consent Item 1 [TMP-4055], Item 2 [TMP-4150], Item 3 [TMP-4175], Item 4 [TMP-4213] and Item 5 [ANX-4129] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Items 1 and 2 as the property is located adjacent to a property his firm represents and McSWAIN abstaining on Item 1 as she is presently under contract with Astoria Homes

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:05 – 6:06)

1-160

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 2 – TMP-4150

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-3764 and the Montecito Town Center Development Agreement.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - Onsite sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.
 - Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works.
8. Site development to comply with all applicable conditions of approval for ZON-3840, the Montecito Town Center Development Agreement and all other site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-4175 - SUMMERLIN VILLAGE 24 - APPLICANT/OWNER: HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 20-LOT RESIDENTIAL SUBDIVISION on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010, P-C (Planned Community) Zone, Ward 2.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Consent Item 1 [TMP-4055], Item 2 [TMP-4150], Item 3 [TMP-4175], Item 4 [TMP-4213] and Item 5 [ANX-4129] subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 1 and 2 as the property is adjacent to a property his firm represents and **McSWAIN** abstaining on Item 1 as she is presently under contract with Astoria Homes

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:05 – 6:06)

1-160

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 3 – TMP-4175

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Master Development Plan Review (MDR-3867), the Summerlin West Development Agreement (DA-0001-96) and the Summerlin Development Standards.
3. Subsequent Tentative Maps for each parcel shall conform to the standards contained in the Revised Summerlin Development Standards Manual.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Deviations for roadway design configurations and streetlight locations as accepted by the City Engineer on March 18, 2004, and as shown on the Tentative Map, may be incorporated into the submitted construction drawings and recorded Final Map for this site.
8. Dedicate appropriate public street right-of-ways and construct public and private streets in accordance with Summerlin Development and Improvement Standards.
9. In accordance with the Summerlin West Master Plan Sewer Update for the Charleston Boulevard sewer submitted on April 22, 2004, construct the relief sewer segment identified at Desert Foothills Drive at a location and depth acceptable to the City Engineer prior to the issuance of any building permits within Village 24. Per the Master Plan Sewer Update, development of Village 24 and Village 30 connecting to the Charleston Boulevard sewer line is limited to the equivalent of 2,100 single family units and 750 multi-family units.
10. A Master Drainage Plan and Technical Drainage Study and a Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the recordation of any Final Map creating any development pod sites anywhere on the overall Tentative Map subdivision site.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 3 – TMP-4175

CONDITIONS – Continued:

11. A Master Streetlight Plan for Summerlin Village 24 must be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
12. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.
13. Site development to comply with all applicable conditions of approval for Z-0119-96, MDR-3867 and all applicable Summerlin Standards.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-4213 - BUNKER COMMONS II - APPLICANT/OWNER: SF INVESTMENT, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION and a Waiver OF TITLE 18.12.160 TO ALLOW A 192-FOOT SEPARATION BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED on 5.00 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Consent Item 1 [TMP-4055], Item 2 [TMP-4150], Item 3 [TMP-4175], Item 4 [TMP-4213] and Item 5 [ANX-4129] subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 1 and 2 as the property is adjacent to a property his firm represents and **McSWAIN** abstaining on Item 1 as she is presently under contract with **Astoria Homes**

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:05 – 6:06)

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 4 – TMP-4213

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [SDR-3521].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Site development to comply with all applicable conditions of approval for ZON-3520 and all other applicable site-related actions.
7. The Final Map for this site shall show the interior public street having a right-of-way width of 51-feet; remove the reference to the unimproved sidewalk area as "Common Lot C". Improvements within the 51-foot right-of-way shall be as required in Condition No. 6 of Rezoning application ZON-3520.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-4129 - AKMA GROUP, LIMITED LIABILITY COMPANY - Petition to Annex property generally located on the southwest corner of Bronco Street and Peak Drive, containing approximately 2.50 acres, APN: 138-14-701-003, Ward 5 (Weekly).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Consent Item 1 [TMP-4055], Item 2 [TMP-4150], Item 3 [TMP-4175], Item 4 [TMP-4213] and Item 5 [ANX-4129] subject to conditions – **UNANIMOUS** with **TRUESDELL** abstaining on Items 1 and 2 as the property is adjacent to a property his firm represents and **McSWAIN** abstaining on Item 1 as she is presently under contract with Astoria Homes

To be forwarded to the City Council in Ordinance Form

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:05 – 6:06)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4140 - APPLICANT: NEVCORP - OWNER: GVIDAS NORTHRIDGE PLAZA LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND A WAIVER OF THE MINIMUM SEPARATION DISTANCE REQUIREMENT at 3900 North Rancho Drive, Suite 107 (APN: 138-12-110-012), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – **UNANIMOUS** with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 6 – SUP-4140

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all the items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

1-197

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Massage Establishment use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4180 - APPLICANT/OWNER: REVIVAL TEMPLE CHURCH - Request for a Special Use Permit FOR A PROPOSED CHILD CARE CENTER IN AN EXISTING BUILDING at 1603 North Tonopah Drive (APN: 139-20-802-009), U (Undeveloped) Zone [M (Medium-Low Density Residential) General Plan Designation], Ward 5 (Weekly).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – UNANIMOUS with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 7 – SUP-4180

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

1-197

CONDITIONS:

Planning and Development

1. A decorative wall or fence with a maximum height of four feet as measured from the elevation of the adjoining sidewalk shall be constructed on the eastern edge of the property. No more than two feet may be of solid construction per Residential District Development Standards.
2. Outdoor play shall be limited to daylight hours.
3. Outdoor lighting shall be designed so as not to shine directly onto any abutting residential property.
4. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 7 – SUP-4180

CONDITIONS – Continued:

5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4189 - APPLICANT: BUDGET RENT-A-CAR - OWNER: HUALAPAI COMMONS LIMITED, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL FACILITY at 9851 West Charleston Boulevard (APN: 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2.

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – **UNANIMOUS** with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 8 – SUP-4189

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

1-197

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Automobile Rental use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All exterior signage shall conform to applicable requirements contained in Title 19.14.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4201 - APPLICANT: ROMAN SANTOS - OWNER: BLALOCK FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 20 East Bonneville Avenue (APN: 139-34-311-017), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – UNANIMOUS with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 9 – SUP-4201

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

1-197

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Bail Bond Service use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4203 - APPLICANT: LVRC HOLDINGS, LIMITED LIABILITY COMPANY - OWNER: FOUNTAIN DP, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED CONVALESCENT CARE FACILITY NURSING HOME at 3371 North Buffalo Drive (APN: 138-09-801-021), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 4 (Brown).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and added condition for a one-year review – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE stated in this complex is the Ethel and Adelson Hospice, which is a medical and professional office to the south Willow Creek Memory Carefree Center. This current building is the Las Vegas Recovery Center. There is a Withdrawal Management Facility currently on this site, as defined by the Code. How the applicant describes their business is not well defined in the Code. The closest description staff could find is a convalescent care facility. The applicant is not increasing the footprint of the building; it is essentially an interior remodel to have the extra beds, which has already been done. The impact would be two-fold. The limit of stay would increase from 30 to 60 days and beds would increase from 25 to 41 beds.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 10 – SUP-4203

MINUTES – Continued:

BRAD GRENSTEIN, Administrative Director of LVRC Holdings, appeared on behalf of the applicant.

COMMISSIONER McSWAIN complimented the applicant on a lovely facility. She suggested a one-year review might be appropriate due to the nature of the operation, the expansion and its close proximity to residential since it is a Special Use Permit. MR. GRENSTEIN asked for clarification on what the one-year review entailed. ROBERT GENZER, Director, Planning and Development Department, explained what staff will keep track of this application and will notify the applicant at the time of review. MR. GRENSTEIN agreed to the one-year review.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:12 – 6:16)

1-387

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements of Title 19 for a Convalescent Care Facility.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4233 - APPLICANT: JERRY L. McNEIL - OWNER: LONNIE WALSTON - Request for a Special Use Permit FOR A PROPOSED BAIL BOND SERVICE at 1100 Martin L. King Boulevard, Suite #E (APN: 139-28-604-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – **UNANIMOUS** with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 11 – SUP-4233

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], and Item 13 [SDR-4235].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

COMMISSIONER McSWAIN abstained on Item 12 [SDR-4192] as her company is currently working with Greystone. In addition, she abstained on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], and Item 13 [SDR-4235].

(6:06 – 6:16)

1-197

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements of Title 19 for a Bail Bond Service.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an extension of time is granted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4192 - APPLICANT: GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - OWNER: GMAC MODEL HOME FINANCE, INC. - Request for a Site Development Plan Review FOR A PROPOSED 136-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and 025), PD (Planned Development) Zone [Medium-Low Density Residential Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 10 [SUP-4203], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – UNANIMOUS with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 12 – SDR-4192

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

1-197

CONDITIONS:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 2,000 square feet, minimum distance between buildings of 6 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 12 – SDR-4192

CONDITIONS – Continued:

5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. Extend all required underground utilities, such as electrical, telephone, etc., located within unimproved public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 12 – SDR-4192

CONDITIONS – Continued:

15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. A Master Streetlight Plan of public street lights shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Coordinate with the Clark County School District regarding the possible provision of pedestrian access points from this subdivision.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1936, the Lone Mountain West Master Plan and all other subsequent site-related actions.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC HEARING - SDR-4235 - APPLICANT: REDWOOD CONSTRUCTION, INC. - OWNER: F & F HORIZONS ASSOCIATES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED PERIMETER WALL ADDITION, ACCESS GATES, AND PERIMETER LANDSCAPING IMPROVEMENTS AT AN EXISTING 408-UNIT CONDOMINIUM DEVELOPMENT on 17.55 acres at 8600 West Charleston Boulevard (APN: 138-32-801-001), R-3 (Medium Density Residential) Zone, Ward 2.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 10 [SUP-4203], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – UNANIMOUS with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 13 – SDR-4235

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

1-197

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit to reflect a six-foot high perimeter wall along the south, east and west property lines.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the south, east and west property lines.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 13 – SDR-4235

CONDITIONS – Continued:

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. All active gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - REZONING RELATED TO SDR-3796 - PUBLIC HEARING - ZON-3794 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC. - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) on 10.49 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN: 125-16-101-001), Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable

MOTION:

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3794 - PUBLIC HEARING - SDR-3796 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC. - Request for a Site Development Plan Review FOR A 64-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.49 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN: 125-16-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Proposed: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application -Not Applicable
3. Staff Report – Not Applicable

MOTION:

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - PUBLIC HEARING - ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) AND FOR A WAIVER TO ALLOW A 50 FOOT WIDE LOT WHERE 60 FEET IS THE MINIMUM WIDTH REQUIRED on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), Ward 5 (Weekly).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 16 [ZON-3884] and Item 17 [SDR-3885].

DAVID CLAPSADDLE, Planning and Development Department, stated that this item was previously held in abeyance. There have been other P-R additions within the location of this application and the zoning is not an issue. This application is compatible with the area and the General Plan. An addition is taking place to the existing 998 square foot building, which will be converted to Professional Office. The applicant has added additional landscaping more than what exists today. The waivers are for the lot size and the setbacks. The side setback is four feet from the side property line, as well as the existing house. Therefore, it will not have any greater

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 16 – ZON-3884

MINUTES – Continued:

impact on the neighbors than what is out there today. Given the existing development pattern, staff believes the landscaping and waivers are reasonable and recommend approval of the rezoning and Site Plan Review.

JIM VAN COMPERNOLLE, 4290 Cameron, Las Vegas, agreed with staff's recommendations.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 16 [ZON-3884] and Item 17 [SDR-3885].

NOTE: All discussion for Item 16 [ZON-3884] and Item 17 [SDR-3885] was held under Item 16 [ZON-3884].

(6:16 – 6:20)

1-518

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission (Public Hearing) and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Landscape and maintain all unimproved right-of-way on 10th Street adjacent to this site.
5. Submit an Encroachment Agreement for all landscaping and private improvements located in the 10th Street public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SITE DEVELOPMENT RELATED TO ZON-3884 - PUBLIC HEARING - SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST - Request for a Site Development Plan Review TO ADD 1,100 SQUARE FEET IN ADDITION TO CONVERTING AN EXISTING SINGLE FAMILY RESIDENCE INTO AN OFFICE AND WAIVERS OF COMMERCIAL LANDSCAPE REQUIREMENTS on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:

NOTE: See Item 16 [ZON-3884] for all related discussion.

(6:16 – 6:20)

1-518

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-3884) to a P-R (Professional Office and Parking) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 17 – SDR-3885

CONDITIONS – Continued:

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
5. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
9. Site development to comply with all applicable conditions of approval for ZON-3884 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - PUBLIC HEARING - GPA-4072 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI - Request to amend the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: O (OFFICE) AND GC (GENERAL COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack).

ABEY: 06/10/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

REZONING RELATED GPA-4072 - PUBLIC HEARING - ZON-4202 - APPLICANT: ROYAL CONSTRUCTION – OWNER: DIPAK K & KUSUM D DESAI - Request for a Rezoning FROM: O (OFFICE), R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), Ward 6 (Mack).

ABEY: 06/10/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4072, ZON-4202 - PUBLIC HEARING - SDR-4204 - APPLICANT: ROYAL CONSTRUCTION - OWNER: DIPAK K & KUSUM D DESAI - Request for a Site Development Plan Review FOR A 116 UNIT CONDOMINIUM DEVELOPMENT on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development – 11 Units Per Acre)], Ward 6 (Mack).

ABEY: 06/10/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - PUBLIC HEARING - GPA-4079 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH - Request to amend the Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) AND UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), Ward 6 (Mack).

C.C.: 06/16/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition submitted during meeting signed by Centennial Hills Homeowners with 8 signatures opposing the application

MOTION:

STEINMAN – APPROVED – UNANIMOUS with TRUESDELL abstaining as MR. ROOHANI is involved in another property that his firm represents and McSWAIN abstaining as her firm is presently under contract with Richmond American Homes

To be heard by the City Council on 6/16/2004

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 21 – GPA-4079

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 21 [GPA-4079], Item 22 [ZON-4084] and Item 23 [SDR-4088].

DAVID CLAPSADDLE, Planning and Development Department, explained that this item was held in abeyance previously in order for the applicant to meet with the neighbors. The applicant has done so and is presenting a revised Site Plan before the Commission. The numbers of lots have been reduced from 209 to 205. The difference is the landscaped planter; the open space along the western portion of the property, and the cul-de-sac area where it extends into the property has been redesigned. Staff's recommendation for the General Plan Amendment is for denial based on two concerns. One, staff has continued to express concern regarding the loss of commercial and mixed-use in Town Center. The other concern is when it comes to amending the General Plan; the burden is on the applicant to show why the property cannot be developed as currently designated. Staff does not believe the applicant has met this burden; therefore, the recommendation on the General Plan Amendment is for denial. Staff recommends approval for the rezoning to Town Center since we have a long standing policy that regardless of land use, all properties in Town Center should be zoned Town Center. Regarding the Site Plan Review, it meets all the Town Center and RPD Standards. Staff believes it a project is designed according to Standards, but it is in the wrong location; therefore, Staff recommends denial.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead, ATTORNEY LAZOVICH discussed the previous plan presented to the Commission two weeks ago. She gave a brief synopsis of the neighbors' concerns at the previous meeting. Their main concerns were some of the homes backed up immediately to the neighbors' rear yard or side yard. In addition, Old River Street was shown as a through street and connected into the Spinnaker Development, and it was a Town Center requirement that the applicant was complying with. However, the neighbors did not like this idea.

The 10 acres is master planned for Urban Center Mixed Use development, which would allow a combination of commercial and multi-story residential as high as eight stories. Another portion is master planned for Medium Density Residential. Overall, the applicant is requesting a General Plan Amendment to allow the type of project they have presented. The applicant has met with the neighbors and the two areas of concern were the open space and the cul-de-sac. With the revised plan, four lots have been taken away in order to pull the lots as far away from the west boundary as possible. Now, there is a minimum of a 30-foot separation from their property wall to the neighbors' property wall down at the south side. Going north on the site, it increases ranging from 43 feet, 48 feet to the widest at 67 feet.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 21 – GPA-4079

MINUTES – Continued:

In regards to the cul-de-sac, the applicant is requesting a condition be imposed upon approval. The cul-de-sac would be located within the open space and around it would be a combination of wrought iron and pilaster with some pedestrian access. As a result, the communities will somewhat be blended from a walking standpoint but not a vehicular standpoint. Overall, the applicant feels they have done a good job in attempting to satisfy some of the residents' concerns.

GARY HORN, 7148 Antique Olive, resides directly behind the proposed project. Initially, when he viewed the Site Plan, he opposed the project because of its high density. However, after the applicant met with the residents, the changes are acceptable. He would rather see the Commission approve this project rather than having a future project with multiple stories. The applicant has gone above and beyond the green space requirements. There is sufficient open space and residents will be able to walk through the "park-like" subdivisions similar to what exists in the Spinnaker subdivision. This project is compatible with the Town Center, and asked that the Commission approve the project.

CHRIS RUCKER, 9016 Old River Avenue, supports this project. She is pleased with the changes the applicant has made. She does not want to see commercial on this parcel. Even though she does not understand the Town Center idea, she understands the idea of accessibility and not having traffic go back and forth through Old River Street. She asked that Commission approve this application and suggested placing commercial up on Durango and not adjacent to residential homes.

BOB AMATO, 8992 Barnwell, submitted a petition with eight signatures and spoke on behalf of those residents. They have met with Richmond American and indicated that they would like to see the buffer zone and the cul-de-sac. They do not oppose the Residential Use, as they prefer this project to a future possible 12-story building. MR. AMATO discussed with VICE CHAIRMAN NIGRO that their main concern is a larger buffer zone and the cul-de-sac.

COMMISSIONER STEINMAN was extremely pleased with the revisions and stated that it would not make sense having commercial on this parcel. The buffer is right and the cul-de-sac is appropriate, which should stop the flow of vehicle traffic. Therefore, he would support the application.

COMMISSIONER DAVENPORT stated that he spoke with ATTORNEY LAZOVICH today regarding the cul-de-sac. With the proposed plan as it is, there would not be a gate, but he verified with ATTORNEY LAZOVICH that there would not be a problem installing a gate. ATTORNEY LAZOVICH concurred. MR. CLAPSADDLE stated that this could be added as a condition.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 21 – GPA-4079

MINUTES – Continued:

MR. CLAPSADDLE suggested that Condition 4 be amended to reflect that the development would be in conformance with the site plan presented at this Planning Commission meeting. He also added a condition requiring a gate on the cul-de-sac.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 21 [GPA-4079], Item 22 [ZON-4084] and Item 23 [SDR-4088].

NOTE: All discussion for Item 21 [GPA-4079], Item 22 [ZON-4084] and Item 23 [SDR-4088] was held under Item 21 [GPA-4079].

(6:20 – 6:36)

1-641

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: **ROBERT S. GENZER** ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZONING RELATED TO GPA-4079 - PUBLIC HEARING - ZON-4084 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: KHUSROW ROOHANI TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: TC (TOWN CENTER) on 10.00 acres adjacent to the north side of Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-015 and 016), Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition submitted during meeting signed by Centennial Hills Homeowners with 8 signatures opposing the application

MOTION:

STEINMAN – APPROVED – UNANIMOUS with TRUESDELL abstaining as MR. ROOHANI is involved in another property that his firm represents and McSWAIN abstaining as her firm is presently under contract with Richmond American Homes

To be heard by the City Council on 6/16/2004

MINUTES:

NOTE: See Item 21 [GPA-4079] for all related discussion.

(6:20 – 6:36)

1-641

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 22 – ZON-4084

CONDITIONS:

Planning and Development

1. The T-C (Town Center) zoning shall go direct to ordinance and not be subject to a Resolution of Intent.

Public Works

2. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road and 40 feet for Dorrell Lane prior to the issuance of any permits.
3. Construct half-street improvements including appropriate overpaving, if legally able, on Elkhorn Road and Dorrell Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 22 – ZON-4084

CONDITIONS – Continued:

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4079, ZON-4084 - PUBLIC HEARING - SDR-4088 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: KHUSROW ROOHANI TRUST, MICHAEL AND MICHELLE BARNEY, DURANGO ELKHORN LIMITED LIABILITY COMPANY, WAYNE AND JOANNE SCHLEKEWY, SPARTAN PROPERTIES LIMITED LIABILITY COMPANY, AND MICHAEL AND CAROL BUBONOVICH - Request for a Site Development Plan Review FOR A 209-LOT SINGLE RESIDENTIAL FAMILY DEVELOPMENT on 15.19 acres between Elkhorn Road and Dorrell Lane, approximately 330 feet west of Durango Drive (APN: 125-20-101-007, 015 and 016), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition submitted during meeting signed by Centennial Hills Homeowners with 8 signatures opposing the application

MOTION:

STEINMAN – APPROVED subject to conditions and amending Condition 4 as follows:

4. All developments shall be in conformance with the Site Plan and building elevations *presented at the Planning Commission meeting dated 05-13-04.*

And the following added condition:

- *A gate shall be installed on the cul-de-sac.*
- **UNANIMOUS** with TRUESDELL abstaining as MR. ROOHANI is involved in another property that his firm represents and McSWAIN abstaining as her firm is presently under contract with Richmond American Homes

To be heard by the City Council on 6/16/2004

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 23 – SDR-4088

MINUTES:

NOTE: See Item 21 [GPA-4079] for all related discussion.
(6:20 – 6:36)

1-641

CONDITIONS:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. A Rezoning (ZON-4084) to T-C (Town Center) approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations dated May 19, 2004, except as amended by conditions herein.
5. Maximum building height shall not exceed two stories or 35 feet, whichever is less.
6. Landscaping and a permanent underground sprinkler system for common open space areas shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. The landscape plan shall be amended to meet full code requirements.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 5 feet on the side, 5 feet on the corner side and 5 feet on the rear. Any driveway to a garage door shall either be less than five feet in length or more than 18 feet in length.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 23 – SDR-4088

CONDITIONS – Continued:

11. A revised detailed landscaping plan shall be approved by the Planning and Development Department staff, prior to application for a building permit, that depicts the landscaping and hardscaped areas in the Dorrell Lane and Elkhorn Road Amenity Zones as shown in the Town Center Development Standards (TCDS). The landscape plan shall detail plant types, sizes and locations as required by the TCDS. On site trees shall conform to the landscaping standards Town Center. Palm trees shall be at least 25 feet in height. All other trees shall be 18 feet in height. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. A Homeowner's Association shall be established to maintain all commonly owned perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. Site development to comply with all applicable conditions of approval for ZON-4084 and all other subsequent site-related actions.
16. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

MAJOR MODIFICATION - PUBLIC HEARING - MOD-4178 -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Major Modification to the Lone Mountain West Master Plan TO CHANGE THE FUTURE LAND USE DESIGNATION FROM PUBLIC FACILITY TO PARK/SCHOOL/RECREATION/OPEN SPACE on 12.99 acres adjacent to the east side of Puli Drive, approximately 640' north of Cheyenne Avenue (APN: a portion of 137-12-401-001), Ward 4 (Brown).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 24 [MOD-4178] and Item 25 [ZON-4179].

GARY LEOBOLD, Planning and Development, stated that this application will add an entire site to the Lone Mountain West Master Development Plan. As parcels are added from the original boundary, they are added to the plan. The major modification will have the effect of changing the land use designation on 14.9 acres of the overall area from the P-F (Public Facilities Special

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 24 – MOD-4178

MINUTES – Continued:

Land Use Designation) in the Lone Mountain Plan to the P Designation, which is parks, school, recreation and open space. The area that is affected by that is the parcel in northern part. The two five-acre portions to the south are already in the PROS designation, which is more oriented towards parks. The P-F on the northern side is more oriented towards public uses that have buildings and structures on them. Since this will be a park site, it was appropriate to approach it this way.

The proposed use for the property is for a trailhead and park and to match this, the rezoning application will rezone the entire site to the C-V (Civic) zoning district. This will be consistent with the major modification action and with the overall PCD (Plan Community Development) General Plan Designation in the Centennial Hills Sector Plan. The site will be funded through 4.2 million dollars provided by the Southern Nevada Public Lands Management Act Program. Staff recommended approval on both the Major Modification and Rezoning.

DAVID ROARK, Department of Public Works, recommended approval on the two applications.

FRANK WEINMAN, 2947 Pinehurst, Las Vegas, stated he owns one of the two major parcels in the center of the park portion. He asked what restrictions or limitations would be placed on his property, and whether he can use it for anything such as gaming or a liquor establishment. MR. LEOBOLD replied that, according to the Lone Mountain West Plan, the land to the south is designated as Low Density Residential Use. The overall General Plan for this site is shown as PCD (Planned Community Development) that allows up to eight-unit per acre of residential development. There are no commercial uses identified for the area. Using the overhead, he pointed out the designated commercial portion of Lone Mountain West, which is in the Village Commercial as well as Cliff Shadows. The Master Development Plan designates small areas designated either for Village Commercial, which is a more intense level for commercial activity, or for Neighborhood Commercial, which is intended to serve local needs with that particular community.

COMMISSIONER McSWAIN asked if the lots MR. WEINMAN referred to were included in the Lone Mountain Master Plan because she believed that the park was being added to the Plan also. MR. LEOBOLD replied that the lots are shown on the map, but they have not been added to the plan boundary yet. This would occur at the time of development. CHAIRMAN TRUESDELL stated that it is part of the plan overlay that was approved by City Council. MR. LEOBOLD added that there would have to be a modification to physically bring it into the plan at a public hearing.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 24 – MOD-4178

MINUTES – Continued:

COMMISSIONER STEINMAN asked where the access would be for the two properties not included in this application. CHAIRMAN TRUESDELL replied that a previous plan was shown to the Commission showing an extension of Cheyenne Avenue. There was discussion regarding one of the adjacent parcel and cutting into the grade, the visual impacts and the site in general. He noted that on this current plan, there is a dedicated portion on the south side of the parcel for Cheyenne Avenue. COMMISSIONER STEINMAN commented that before the interchange is completed potentially the alignment of Cheyenne Avenue would be changed. The ramps are in existence, but the cut-through is not. He has difficulty understanding where the access is because if Cheyenne Avenue continues to go forward, it will go right into the mountain. MR. LEOBOLD stated that the property is quite steep and has a fairly limited amount of development area in the northeast corner of the site, which is closest to Cliff Shadows. Therefore, making it the most logical point of access. COMMISSIONER STEINMAN agreed.

MR. WEINMAN stated that the picture he has of the park differs. MR. ROARK pointed out that that plan that was drawn up by in-house architects three months ago. The Site Development Plan is not being considered at this time. MR. ROARK added that it would dramatically change because of flood control issues. CHAIRMAN TRUESDELL requested MR. ROARK discuss with MR. WEINMAN what the park plan entails.

CHAIRMAN McSWAIN asked if the parcel could be land locked, depending on the how it is developed. DAVID CLAPSADDLE, Planning and Development Department, responded that they are only modifying the designation and the zoning to allow the trailhead park. Staff will present the site plan at a later date.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 24 [MOD-4178] and Item 25 [ZON-4179].

NOTE: All discussion for Item 24 [MOD-4178] and Item 25 [ZON-4179] was held under Item 24 [MOD-4178].

(6:36 – 6:48)

1-1219

CONDITIONS:

Planning and Development

1 Approval of a Rezoning (ZON-4179) to C-V (Civic) by the City Council.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 24 – MOD-4178

CONDITIONS – Continued:

2. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REZONING RELATED TO MOD-4178 - PUBLIC HEARING - ZON-4179 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: C-V (Civic) on 22.99 acres adjacent to the northeast corner of the alignments of Cheyenne Avenue and Puli Drive (APN: a portion of 137-12-401-001 and 012), Ward 4 (Brown).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:

NOTE: See Item 24 [MOD-4178] for all related discussion.
(6:36 – 6:48)

1-1219

CONDITIONS:

Planning and Development

1. A Major Modification (MOD-4178) approved by the Planning Commission and City Council prior to any site grading and development activity on the site.
2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 25 – ZON-4179

CONDITIONS – Continued:

3. Development of multi-use transportation and equestrian trails in conformance with the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element.

Public Works

4. Coordinate with the Department of Public Works to address parcel access issues prior to submittal of construction drawings. Parcel access may require additional roadway right-of-way dedications or easement rights.
5. An update to the Lone Mountain West Master Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.
6. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study.
7. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in the Novat Street alignment to the south edge of Assessor's Parcel Number 137-12-401-012 at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

MAJOR MODIFICATION - PUBLIC HEARING - MOD-4236 -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Major Modification to the Lone Mountain West Master Plan TO CHANGE THE FUTURE LAND USE DESIGNATION FROM PUBLIC FACILITY TO PARK/SCHOOL/RECREATION/OPEN SPACE on 5.00 acres adjacent to the southeast corner of Alexander Road and Puli Drive (APN: a portion of 137-12-101-008), Ward 4 (Brown).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – **UNANIMOUS** with **STEINMAN** abstaining as he is a member of the Board of Directors of the Southern California Presbyterian Homes, who owns the parcel in the notification area at the southwest corner of Alexander and the 215 Freeway

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 26 [MOD-4236] and Item 27 [ZON-4234].

GARY LEOBOLD, Planning and Development, stated that the major modification will bring 25.41 acres into the Lone Mountain West Plan and will change the Land Use designation of the five-acre northern portion from PF to PROS. Regarding the zoning, the L-shaped portion of the site is already zoned properly, and the rezoning will bring the five acres into the CV (Civic)

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 26 – MOD-4236

MINUTES – Continued:

zoning district. This park will provide a transition between the residential uses that are developing to the east and immediately to the west in the Federal Conservation area. In addition, it will also provide recreational facilities to residents in the immediate area. Staff recommended approval on the major modification.

DAVID ROARK, Department of Public Works, stated that the five acres below the “L” shaped parcel is different because it was not originally in the Bureau of Land Management (BLM) lease. They have determined that they will need this property for the upcoming park. They have added it to the lease agreement and are now presenting it in its entirety and agree to all the conditions.

CHAIRMAN TRUESDELL asked DAVID CLAPSADDLE, Planning and Development Department, if the park and its location was the original overlay plan for Lone Mountain West when it was presented. MR. CLAPSADDLE replied affirmatively.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 26 [MOD-4236] and Item 27 [ZON-4234].

NOTE: All discussion for Item 26 [MOD-4236] and Item 27 [ZON-4234] was held under Item 26 [MOD-4236].

(6:48 – 6:526)

1-1664

CONDITIONS:

Planning and Development

Approval of a Rezoning (ZON-4234) to C-V (Civic) by the City Council.

2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request
3. Establishment of an equestrian trail extending south from the northwest corner of the subject property to Cliff Shadows Parkway.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO MOD-4236 - PUBLIC HEARING - ZON-4234 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: C-V (Civic) on 5.00 acres adjacent to the southeast corner of the alignments of Gilmore Avenue and Puli Drive (APN: portion of 137-12-101-008), Ward 4 (Brown).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with STEINMAN abstaining as he is a member of the Board of Directors of the Southern California Presbyterian Homes, who owns the parcel in the notification area at the southwest corner of Alexander and 215 Freeway

To be heard by the City Council on 6/16/2004

MINUTES:

NOTE: See Item 26 [MOD-4236] for all related discussion.

(6:48 – 6:526)

1-1664

CONDITIONS:

Planning and Development

1. A Major Modification (MOD-4236) approved by the Planning Commission and City Council prior to any site grading and development activity on the site
2. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 27 – ZON-4234

CONDITIONS – Continued:

Public Works

3. An update to the Lone Mountain West Master Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings.
4. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4200 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 20.0 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APN: 125-11-508-003), Ward 6 (Mack).

ABEY: 06/10/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4200 - PUBLIC HEARING - SDR-4198 - APPLICANT: STERLING S DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 29-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.00 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APN: 125-11-508-003), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

ABEY: 06/10/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4216 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) on 17.66 acres adjacent to the northwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-602-001, 003 thru 011), Ward 6 (Mack).

ABEY: 06/10/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VACATION RELATED TO ZON-4216 - PUBLIC HEARING - VAC-4218 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate U.S. Government Patent Easements generally located south of Dorrell Lane, west of Chieftain Street, Ward 6 (Mack).

ABEY: 06/10/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4216 AND VAC-4218 - PUBLIC HEARING - SDR-4220 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED 92-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 17.66 acres adjacent to the northwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-602-001, 003 thru 011), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).

ABEY: 06/10/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4226 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-601-004, 009 thru 012), Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 33 [ZON-4226], Item 34 [VAR-4223], Item 35 [WVR-4224], Item 36 [VAC-4221] and Item 37 [SDR-4227].

GARY LEOBOLD, Planning and Development Department, stated this is a site that the applicant has continued to work on for the past couple of years. Regarding the zoning, this parcel is outside the Town Center, directly adjacent to Tee Pee Lane. The request for the rezoning to R-PD5 will conform to the maximum density allowed under the General Plan Designation of Low Density Residential. The rezoning will allow residential development in keeping with the size and character surrounding residential development, including those in the nearby Town Center. Approval of the rezoning is recommended.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 33 – ZON-4226

MINUTES – Continued:

The Variance for the open space is to provide .33 acres of open space where 1.35 acres are required, an approximate 75% reduction. The applicant has agreed to the payment of monies, the improvement of parks in the area in lieu of open space. In the past, this type of project has been approved on other parcels for the applicant within the Town Center assemblage. The condition of approval addresses the amount and timing of the in lieu payment. Although in lieu payments are not generally encouraged, this method was previously negotiated in conjunction with this assemblage. Staff recommended approval of the Variance.

The Waiver is a Title 18 Subdivision Ordinance Waiver on the five-acre northern portion, which are the three cul-de-sacs that come out to Tee Pee Lane. The southern one is within 135 feet of Haley and the northern one is within a 140 feet of Dorell and do not meet the standards to allow 220 feet which allows adequate stacking for left turns. Given the low traffic volumes in the area and the small number of lots with each cul-de-sac, the reduced separation distance is acceptable. Therefore, staff recommended approval.

The Vacation is a U.S. Government Patent Reservation. These easements will no longer be needed in the current configurations. The Vacation will allow the development as proposed and will not result in any reduced access or traffic handling capability in the area. Therefore, staff recommended approval of the Vacation.

The Site Plan will allow 82 lots in the development, as 29 lots will be in the northern portion and the remaining 53 lots will be in the southern portion. The Site Plan does not meet Town Center collector trail standard or the street standards for local public streets. However, it was a standard agreed to pursuant to SDR-1104, which states a number of street segments within or adjacent to the Town Center area that form part of the assemblage would be developed with slightly different standards to ensure a consistent look throughout the area. The proposed Site Plan does meet these standards. Therefore, staff recommended approval.

JANINE WALLACE, Bosser Developer Services, appeared on behalf of the applicant and concurred with staff's recommendations, with the exception of one revision on Item 37 [SDR-4227]. On Condition 5, the applicant would like to change the verbiage to state "22 feet to the front of the garage as measured from right-of-way". There is a detached four-foot sidewalk and a four-foot landscape strip that are both within a pedestrian access easement. Therefore, the applicant would like the distance measured from the right-of-way to the front of the garage. MR. LEOBOLD stated this would be an acceptable revision provided the applicant can provide staff with a revised Site Plan to reflect this. The main objective is to ensure a clear 18 feet from the garage face (front of the house) to any passage by vehicles or pedestrians. Since the sidewalk is provided on private property, the condition will ensure that the 18 feet is clear for parked vehicles.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 33 – ZON-4226

MINUTES – Continued:

TODD FARLOW, 240 N. 19th Street, expressed his confusion and wanted clarification if the application met the adjusted trail standards and what the minimum size of the sidewalks were to be. MR. LEOBOLD replied that the Town Center collector trail applies to Tee Pee Lane because that is the Town Center agile; however, this site is not in Town Center. The goal was to match the edges on both sides, as it calls for a 7-1/2 feet amenities zone with a 7-foot sidewalk. The proposal is for a 5-foot amenity zone with a 5-foot sidewalk and another 5-foot amenity zone. For practical purposes, it occupies the same area but it matches the design that was agreed upon other parcels within the Town Center assemblage to the north that were done on SDR-1104 approximately 18 months ago. CHAIRMAN TRUESDELL questioned if it would provide the consistent trailscape along Tee Pee Lane through the adjacent properties as well as the two parcels. MR. LEOBOLD confirmed and stated that the four-foot sidewalks are part of the same design that was approved through SDR-1104.

COMMISSIONER McSWAIN asked if the amenities and the landscaping areas are part of what is inclusive of the open space. MR. LEOBOLD replied yes and utilizing the overhead, he pointed out the area that was inclusive of the open space. The applicant is allowed to count the trail not the sidewalk portion of the trail. Staff has reviewed the calculations with the applicant. TODD STEADHAM, Slater Hanifan Group, stated that per Title 19, they did not include anything except for common lots and side yards, so the site plan shows a lot more of the landscaping and the amenities than what was actually accounted for. COMMISSIONER McSWAIN responded that she liked the plan.

DAVID GUERRA, Public Works Department, expressed concern on Condition No. 5 of Item 37 [SDR-4227]. There was a request to revise the setbacks from the garage to the right-of-way line as being 22 feet. He pointed out that if the applicant has a 4-foot amenity zone and a 4-foot sidewalk, 22 feet from the right-of-way would put the 18 feet right at the sidewalk line. So, if someone is walking along the sidewalk of a public street, the vehicle would probably block the sidewalk and the pedestrian would have to enter the amenity zone in order to cross over the concrete area of the driveway. MR. STEADHAM responded that the sidewalk is attached at the driveway locations. MR. GUERRA continued explaining that if a vehicle is parked on the edge of their driveway and the vehicle is approximately 18 feet long, the corner of its bumper would be at the corner of the amenity zone in the sidewalk area where it would become landscaping.

CHAIRMAN TRUESDELL commented that the important issue is to make sure the development is consistent with what is adjacent to it. MR. STEADHAM replied that this project will be the sixth one they have done and they are all the same. They have 22 feet from the face of the garage to the back of the curb and there is a four-foot sidewalk so each project is identical. MR. GUERRA responded that he is not aware of any similar projects that have been approved in

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 33 – ZON-4226

MINUTES – Continued:

the past. If the applicant has the 22 feet from the right-of-way line, it would place the very edge of the amenity zone at 18 feet. He felt that if this was approved in the past, then it might have been overlooked in the past. He suggested a meandering sidewalk at each driveway as the sidewalk would approach the curb line.

COMMISSIONER EVANS stated that he would support the application; however, he would have preferred history on prior applications because it does not appear that any of these applications have met the Code. The staff Report simply states that this has been done before and should be allowed again. He asked that staff might want to provide some input in this regard. He does not feel that this is the most appropriate thing to do simply because it has been done before. MR. STEADHAM responded that the Code has been met because they have allowed 18 feet for the vehicles to park and an additional four feet for the pedestrian to pass by on the sidewalk. MR. GUERRA responded that if a person parked right along the edge of the driveway, their bumper would come right to the corner where the sidewalk and the amenities zone meet. However, if a handicapped individual in a wheelchair came along, the 18 feet would be right at the corner of the bumper of the vehicle assuming that the vehicle is 18 feet long.

MR. LEOBOLD verified that the applicant is requesting 18 feet from the face of the garage to the closest edge of the sidewalk, which would then accommodate a parked vehicle, then the sidewalk would be beyond that and then there is an amenity zone before the curb. MR. GUERRA then stated that he would accept the condition if it read “18 feet to the back of the sidewalk”, which would give them the opportunity to meander the sidewalk if necessary. COMMISSIONER EVANS then stated the issue is whether or not a vehicle would be sticking out into the sidewalk. DAVID CLAPSADDLE responded that staff does not allow this to happen and this is why it is written 18 feet or more, 5 feet or less. Staff will work with the applicant to ensure this does not happen. He also mentioned that there were some changes made, such as streetscapes, to some of the Standards in return for some contributions made to parks, which is why staff supports the open space variance. It is part of an overall assemblage plan that will have a coordinated look up and down the street. COMMISSIONER EVANS appreciated the explanation and commented that the open space and its concept is more important than the contribution, yet the contributions do allow the development of parks as an additional resource.

COMMISSIONER McSWAIN felt comfortable with this application as the landscaping is increased because of the landscaping amenities along the streetscape. She asked that Condition No. 5 remain as written, since staff will be working with the applicant to clarify the condition and the fact that the item will be going to City Council.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 33 – ZON-4226

MINUTES – Continued:

NOTE: All discussion for Item 33 [ZON-4226], Item 34 [VAR-4223], Item 35 [WVR-4224], Item 36 [VAC-4221] and Item 37 [SDR-4227] was held under Item 33 [ZON-4226].

(6:52 – 7:126)

1-1845

CONDITIONS:

Planning and Development

1. This Rezoning request shall go direct to Ordinance.
2. Variance (VAR-4223), Title 18 Waiver (WVR-4224), Site Development Plan Review (SDR-4227) and Vacation (VAC-4221) applications approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for those portions of Deer Springs Way not previously dedicated, 30 feet of right-of-way for those portions of Haley Avenue Way not previously dedicated, an additional 10 feet for Tee Pee Lane for a total half-street width of 40 feet, and 40 feet for those portions of Tee Pee Lane not previously dedicated prior to the issuance of any permits.
4. Construct half-street improvements including appropriate transitional paving on Deer Springs Way, Haley Avenue, and Tee Pee Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western and northern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
6. If not already constructed, extend oversized public sewer in Deer Springs Way to the western edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 33 – ZON-4226

CONDITIONS – Continued:

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VARIANCE RELATED TO ZON-4226 - PUBLIC HEARING - VAR-4223 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Variance TO ALLOW 0.33 ACRES OF OPEN SPACE WHERE 1.35 ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 82-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-601-004, 009 thru 012), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)] , Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:

NOTE: See Item 33 [ZON-4226] for all related discussion.

(6:52 – 7:126)

1-1845

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4226), Title 18 Waiver (WVR-4224), Vacation (VAC-4221) and Site Development Plan Review [SDR-4227].

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 34 – VAR-4223

CONDITIONS – Continued:

2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$177,724.80 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

WAIVER RELATED TO ZON-4226, VAR-4223, - PUBLIC HEARING - WVR-4224 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 140 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED IN CONJUNCTION WITH A PROPOSED 82-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-601-004, 009 thru 012) U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)] , Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:

NOTE: See Item 33 [ZON-4226] for all related discussion.

(6:52 – 7:126)

1-1845

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4226), Variance (VAR-4223), Site Development Plan Review (SDR-4227) and Vacation (VAC-4221).

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 35 – WVR-4224

CONDITIONS – Continued:

2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VACATION RELATED TO ZON-4226, VAR-4223, WVR-4224 - PUBLIC HEARING - VAC-4221 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Petition to Vacate U.S. Government Patent Easements generally located west of Tee Pee Lane, north of Deer Springs Way, Ward 6 (Mack).

SET DATE: 06/02/2004

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:

NOTE: See Item 33 [ZON-4226] for all related discussion.

(6:52 – 7:126)

1-1845

CONDITIONS:

1. A sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works and the relocation and/or abandonment must take place prior to the recordation of the Order of Relinquishment of Interest. Additional right-of-way or easements may be required if shown in the approved plan. Alternatively, appropriate public sewer easements shall be retained within the Haley Avenue alignment for the proposed sewer alignment.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 36 – VAC-4221

CONDITIONS – Continued:

2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-4226 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.
8. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-4226, Site Development Plan Review SDR-4227 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4226, VAR-4223, WVR-4224 AND VAC-4221 - PUBLIC HEARING - SDR-4227 - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED 82-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 15.18 acres adjacent to the northwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-601-004, 009 thru 012), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)] , Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:

NOTE: See Item 33 [ZON-4226] for all related discussion.

(6:52 – 7:126)

1-1845

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-4226] to an R-PD5 (Residential Planned Development – 5 Units per Acre) Zoning District, a Variance of open space standards (VAR-4223), a Title 18 Waiver to reduce the minimum separation distance between intersections (WVR-4224) and a Vacation of government patent easements (VAC-4221) approved by the City Council.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 37 – SDR-4227

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 7 feet in the rear.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Deer Springs Way, and a maximum of 30 feet on-center along Tee Pee Lane.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 37 – SDR-4227

CONDITIONS – Continued:

13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
14. All development shall be in conformance with the site plan and building elevations, date stamped 03/15/04, except as amended by conditions herein.

Public Works

15. A Homeowner's Association or other private maintenance organization shall be established to maintain all commonly held perimeter walls, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Construct appropriate street improvements adjacent to this site concurrent with development of this site. Four-foot sidewalks will be allowed on the interior streets provided that all street furnishings and appurtenances are placed outside the sidewalk area. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. Provide pedestrian access easements for all sidewalks adjacent to public streets that are not located within the public right-of-way.
18. Obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
19. Landscape and maintain all unimproved right-of-way on adjacent to this site concurrent with development of this site.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4226 and all other subsequent site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 37 – SDR-4227

CONDITIONS – Continued:

22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that non-standard knuckles, including private street/private drive intersections are proposed within this subdivision.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☐

DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4215 - APPLICANT/OWNER: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-2 (Medium-Low Density Residential) on 2.10 acres adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), Ward 6 (Mack).

ABEY: 06/10/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS with McSWAIN abstaining as her company is presently doing work for the owner of this parcel

To be held in abeyance until June 10, 2004 Planning Commission meeting

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 38 [ZON-4215] and Item 39 [WVR-4217].

DAVID CLAPSADDLE, Planning and Development Department, stated that not many request are made for R-2. In some respects, R-2 is similar to R-1. It requires a minimum 6500 square foot lot, but with some differences. With R-1, each lot has to have a minimum width of 65 feet and there is no minimum width standard with R-2. Staff believes this is why the applicant has requested R-2 because some of the lots do not meet the 65-foot minimum lot width standard. In addition, R-2 allows duplex units and attached single family where R-1 does not. Even though

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 38 – ZON-4215

MINUTES – Continued:

this a conforming zone change, what the applicant is requesting is not compatible with the neighborhood. If R-2 was built at some point, then it would not be compatible with the area. There is R-1 to the north of the project, which these lots meet the R-1 standards. There is R-E south of Dorrell Lane, which are very large lots. There is no Site Plan required for R-1 or R-2. The Site Plan presented is a sketch of what the applicant plans to do, but a Site Plan application has not been presented to the Commission. Staff recommended denial on both applications.

PAIGE ROSE, 10994 Willow Valley Court, Las Vegas, was under the impression that a Site Plan was submitted for approval. MR. CLAPSADDLE verified that a Site Plan Review application was not filed. MS. ROSE rebutted that their intent was to submit a site plan and clarified that their intent is not to do duplexes but single-family homes. She stated that the lots are approximately 7500 square feet and up, and the only reason they are requesting for R-2 is because they are approximately 4 feet 8 inches short in width on four of the lots. The depth is up to 139 feet, which is in fact excessive. The parcel is a perfect square, and as a result, a constraint existed to keep that 65-foot width. The applicant is in compliance with the sidewalk along the bulb of the cul-de-sac and around the perimeter of the property. There are approximately 600 lineal feet of landscape easement but 6 feet deep. Using the overhead she pointed out their parcel and the larger parcels that are R-E in the surrounding area. Across the street from the proposed site is R-1 and down the street DR Horton is building a duplex. They believe they are in conformance with the development of the area.

MIKE SPRINGER, 5311 Dorrell, resides on two acres west of this parcel. He purchased the property with the intent of having horses as some of the nearby neighbors already have horses. He understands that Las Vegas is growing, but he moved into this area specifically with the idea of preserving the lifestyle and heritage of rural Nevada. The proposed project will increase traffic in the community, which will endanger the horses. He does not object to a small community being built on this two-acre parcel; however, he does not support the R-2 because of the possibility of having duplexes.

JAMES LIMRICK owns a home east of the parcel. Their side yard is the full length of the back of this proposed development. He does not agree with the R-2 zoning and the idea that 10 houses can be built on a two-acre parcel where is surrounded with R-E zoning. It would be a travesty and questioned why the big developers are putting in horse paths when it seems that residents with horses are being forced out of the area. He is aware of other duplexes built out to the east of the parcel, but they border on Decatur, which is a major street and located several blocks away from R-E zoned homes. He did agree that other similar developments have been

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 38 – ZON-4215

MINUTES – Continued:

built in the area, such as DR Horton. However, those developments were built on a larger scale. They were built prior to some residents purchasing their property. He feels there may be an attempt to profit from a small piece of property, without being advantageous to the residents and the community. He prefers that the parcel remains R-E zoning and not be changed to R-1 or R-2.

LAWRENCE and JANICE SPENDLOVE, 6910 Unicorn Street, reside kitty corner to the proposed project. They purchased their property because of a dead end on both ends of the street. Initially, there was vacant land, and they voiced their concern that they did not want to open the dead end, as it would create more traffic. The property is surrounded by properties that are two and a half acres or quarter acre lots. The proposed property is smaller than their front yard. If the zoning were changed, it would create a problem because it allows an open door for amending the Site Plan at any time. They prefer that the parcel remain R-E zoning and that the application be denied.

KIM CLINTON-GREEN, 6810 Unicorn Street, resides on the opposite side of the proposed project. The possibility of this parcel zoning being changed has raised strong concern with the residents, and they strongly oppose the R-2 zoning.

KYLE CARTER and DENISE DEEDER, 6911 Unicorn, opposed the project. They purchased a two and a half acre lot as R-E over a year ago located south of the proposed project. She indicated that DR Horton worked very closely with the neighbors to ensure that the homes facing Unicorn are on larger lots. The residents are concerned about the R-2 zoning.

MS. ROSE responded that she understands the residents' concern about duplexes or condominiums. In the Las Vegas Valley, R-E zoning is the default; as a result, this situation arises with growing areas. She believes that the City placed a General Plan Amendment on the entire area as a direct result of growth. MR. CLAPSADDLE explained that in the Centennial Hills Future Land Use Plan there is a rectangular area between Decatur, Bradley, Lynbrook south to 215 that is designated Medium Low, which allows 5.6 to 8 units per acre. There has been an increase in density in this area and some rezoning to R-1. West from Thom to this particular property, there is some R-1 zoning. Between Bradley and Unicorn there has been some R-1.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 38 – ZON-4215

MINUTES – Continued:

Lynbrook on the north side of Dorrell Lane is all R-1 zoning. Although it is designated on the General Plan that R-2 is allowed, neighborhood compatibility still needs to be considered. The concern is that if this developer went away and this is zoned R-2, by right, another developer could come in and build duplexes.

MS. ROSE asked if the zone was changed to R1, could the width requirement be waived on some of the lots and reduced from 65 to 60 due to the cost of land and development. Water and sewer has to be provided on streets whether you have four lots or eight. The applicant's goal is to provide an affordable product to buyers in the Centennial Hills area. MR. CLAPSADDLE clarified that to do that it would take a rezoning request to R-1 with a Variance to reduce the lot width. Historically, staff's does not favor that approach because it leans towards a Use Variance. R-1 is being allowed, but a lot dimension is being allowed that is not allowed by the Code. In addition, MR. CLAPSADDLE pointed out that the applicant would have to file a new application. The site plan indicates that the applicant is interested in building casitas, however they are not allowed in R-2. They are allowed in R1 zoning; however, if they apply for this type of zoning, they would have to have a minimum lot width of 80 feet and not 65 feet.

COMMISSIONER EVANS deferred the discussion to COMMISSIONER NIGRO, as he may have suggestions for a resolution. COMMISSIONER NIGRO reiterated that the applicant thought there was a Site Plan submitted for review; however, without one, it would be difficult to evaluate whether the applicant should request a Waiver of 5 feet, a Waiver for the casita or any of the items unless the Commission was able to review in its entirety. He did not feel comfortable with approving the application for -R2 without a Site Plan Review because it allows certain things the developer stated they will not do, the Commission has no way to enforce the restrictions without a Site Plan Review. He requested that both items be held in abeyance to allow the applicant time to obtain residents' names and addresses and meet with them regarding their concerns, consider those concerns and have time to submit a Site Plan Review.

COMMISSIONER EVANS asked whether the provision that disallows the casita is waivable or is not allowed. MR. CLAPSADDLE replied that the casita is not allowed in R-2. COMMISSIONER NIGRO indicated that this issue will definitely come up because the neighborhood will be sensitive to whatever site plan is brought forward.

MS. ROSE asked if the items could be abeyed and apply for a site plan review and change the request to an R-1. MR. CLAPSADDLE responded that if the applicant is requesting R-1, a waiver of the lot width and a waiver of the casita lot width, it would require a new application. To do this a 30-day cycle is required. If the applicant brings a site plan review as part of the R-2, it could be done in two weeks. However, he would prefer 30-days because the applicants needs to meet with the neighbors as part of the site plan review. Therefore, he suggested holding it for 30-days for them to decide what approach to take, meet with the neighbors, and come back before the Planning Commission with all appropriate applications.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 38 – ZON-4215

MINUTES – Continued:

CHAIRMAN TRUESDELL emphasized that whatever is brought back, it must be sensitive to the existing R-E, even in a compatible nature.

ROBERT GENZER, Director, Planning and Development Department, asked that the applicant provide those changes to staff within two weeks. MS. ROSE agreed.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 38 [ZON-4215] and Item 39 [WVR-4217].

NOTE: All discussion for Item 38 [ZON-4215] and Item 39 [WVR-4217] was held under Item 38 [ZON-4215].

(7:12 – 7:40)

1-2715

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WAIVER RELATED TO ZON-4215 - PUBLIC HEARING - WVR-4217 - OWNER/APPLICANT: PDF INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 186 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED in conjunction with a proposed 10-lot single-family residential development adjacent to the southeast corner of Dorrell Lane and Unicorn Street (APN: 125-24-602-001), R-E (Residence Estates) Zone [PROPOSED: R-2 (Medium-Low Density Residential) Zone], Ward 6 (Mack).

ABEY: 6/10/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to HOLD IN ABEYANCE – UNANIMOUS with McSWAIN abstaining as her company is presently doing work for the owner of this parcel

To be held in abeyance until June 10, 2004 Planning Commission meeting

MINUTES:

NOTE: See Item 38 [ZON-4215] for all related discussion.

(6:22 – 6:26)

1-800

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

REZONING - PUBLIC HEARING - ZON-4219 - APPLICANT/OWNER: HORIZON HOMES, INC. - Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), Ward 4 (Brown).

ABEY: 05/27/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ITEM TO BE HELD IN ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4219 - PUBLIC HEARING - SDR-4222 - APPLICANT/OWNER: HORIZON HOMES, INC. - Request for a Site Development Plan Review for a 13-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.23 acres adjacent to the southeast corner of Craig Road and Tioga Way (APN: 138-03-302-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 4 (Brown).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends THIS ITEM BE HELD IN ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 14 [ZON-3794] and Item 15 [SDR-3796], and HOLD IN ABEYANCE Item 18 [GPA-4072], Item 19 [ZON-4202], Item 20 [SDR-4204], Item 28 [ZON-4200] and 29 [SDR-4198], Item 30 [ZON-4216], Item 31 [VAC-4218] and Item 32 [SDR-4220] to 6/10/2004, Item 40 [ZON-4219] and Item 41 [SDR-4222] to 5/27/2004 – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she will abstain from voting on Items 28 and 29 when they come back because she is doing work for Sterling S Development, but will vote on the abeyance.

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, read into the record the items that were asked to be withdrawn and hold in abeyance. He indicated that letters were received for all the requests.

No one appeared in opposition.

(6:02 – 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VARIANCE - PUBLIC HEARING - VAR-4173 - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.22 acres at 554 Wandering Violets Way (APN: 137-34-615-055), P-C (Planned Community) Zone, Ward 2.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to condition – Motion carried with STEINMAN and TRUESDELL voting NO, GOYNES not voting, and McSWAIN abstaining because her firm has a contract with KB Homes

NOTE: An initial motion by STEINMAN failed with DAVENPORT, NIGRO and EVANS voting No, GOYNES not voting and McSWAIN abstaining because her firm has a contract with KB Homes.

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the request for the rear setback applies to the northeast corner of the site. The steepness of the slope on the adjacent street restricts the location of the driveway that has to be at the northern portion of the lot. The driveway would be too deep going up to the house if you slid the house down to the south. The property

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 42 – VAR-4173

MINUTES – Continued:

restricts the location of the driveway; therefore, Staff believes the Variance is justifiable and is recommended subject to one condition. Forty-one notices mailed with no approvals or protests.

MICHAEL GRAY, 6655 Bermuda, appeared on behalf of the applicant and concurred with Staff's recommendations.

COMMISSIONER STEINMAN stated that he viewed the property today and believes it is a self-imposed hardship. Everything around is 10-15 feet lower than the property. He does not believe it would be wise to place a building in the corner with a five-foot rear yard, which would be next to a very steep drop. He then asked about the space at the south end of the lot, which is over 40 feet. He asked the applicant about redesigning it in a way that could still use the driveway entrance to come in and turn into the garage but move the house down to the south. By placing the house to the north of this project, it would create a huge backyard. MR. GRAY replied that it would create a turning hazard for the vehicles pulling out of the garage to make the 90-degree turn. In addition, the house on this particular lot comes with a side-loaded garage, which does not allow for the driveway to come in on that end. COMMISSIONER STIENMAN suggested that the applicant find a model that works. In addition, he dislikes the building built on the corner. MR. GRAY stated that the lot configuration is due to the surrounding street network patterns leaving an odd shaped lot. COMMISSIONER STEINMAN commented that lots located on Ivy Springs could have been built as deep as the ones to the north; instead, the applicant created a floating lot that is a hardship. Therefore, he would not support the application.

MR. GRAY explained that part of the process they had to go through Summerlin, who approved this project.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:40 – 7:46)

2-330

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VARIANCE - PUBLIC HEARING - VAR-4193 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: FARLEY ANDERSON, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 131 PARKING SPACES WHERE 161 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT ON 2.27 ACRES adjacent to the north side of Lake Mead Boulevard approximately 200 feet West of Torrey Pines Drive (APN: 138-23-201-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to condition – UNANIMOUS

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that this application is a retail center that was initially approved in November 2003. According to the applicant, there is positive market pressure to put restaurants on the site, as well as a prospective financial institution, which would raise the amount of required parking spaces to 161 spaces instead of 131 including handicap. The application for the Variance would allow the more intense uses to locate within the development. In order to do this, the applicant would redesign 39 parking spaces to compact design standards. The site meets the Code Standards, which is 30% for

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 43 – VAR-4193

MINUTES – Continued:

compact parking. In addition, six landscape fingers along the north edge of the site have been removed to accommodate the extra parking. As a result, an Administrative Site Plan Review would be required if this modification occurred to the Site Plan. The applicant has also indicated that they have cross access to the adjacent convenient store. However, parking for the site has to be satisfied on the site regardless of any available additional parking spaces in that area. Staff believes that the applicant is creating a self-hardship, as the project is overbuilt and/or inviting more intense uses which requires additional parking than the initial approval. The site can comply with Title 19 parking requirements if the uses remain retail and office space. The property is under the 25,000 square foot threshold for retail, which makes the parking space requirement 1-175 rather than 1-250. Therefore, staff recommended denial.

RUDY STARKS, Perkowitz and Ruth Architects, 3980 Howard Hughes Parkway, appeared on behalf of Bullseye Commercial Real Estate, stated that since approval in November, they have proceeded with construction documents, which have been submitted to the City of Las Vegas and is close to breaking ground. The type of tenant mix is good, such as a lunch and breakfast shops, coffee shop, and a restaurant that sells finger foods. The restaurants are not real intense on parking, and there has been some request for more food use in that area. If this were a 25,000 square foot retail center, the parking requirements would be met. The applicant cannot use the parking at the adjacent convenient store, which has 13 parking spaces. Although the applicant cannot ask for this additional parking as part of the Variance; however, they are available for the applicant use. MR. STARKS stated that recently the City Council approved the Charleston Festival project, and it was noted that it was one of the easiest projects to approve. The applicant is trying to present quality projects with four sided buildings that have great architecture. In addition, the goal is to have a successful project with long term leasing. He asked for approval without the two-year time extension.

COMMISSIONER EVANS asked the applicant to verify whether or not they can use the convenient store parking. MR. STARKS replied that it is reciprocal parking, with the convenient store needed 17 spaces thereby leaving 13 available spaces that can be used. MR. STARKS also informed COMMISSIONER EVANS that this commitment has been made in writing. COMMISSIONER NIGRO commented that he understands that Staff has to maintain the strict interpretation of the Code. His concern would be a small retail center allowing over five parking spaces per 1,000 square feet. This would be an issue if there were a large restaurant, such as 6,000 square feet, trying to accommodate the parking. He then asked how does the two-year time limit work with this application in regards to the requested retail spaces. MR. LEOBOLD explained that if construction does not take place on this site within that period of time, then the applicant would have to apply for an extension or the application would lapse. MR. STARKS confirmed with COMMISSIONER NIGRO that he understood the condition.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 43 – VAR-4193

MINUTES – Continued:

MR. STARKS reiterated that it would be a drive-through coffee shop and fast food restaurants. COMMISSIONER STEINMAN pointed out that this is not a good site for a shopping center use because it does not have the necessary depth. Third of the parking spaces would be needed at the rear of the center. In reality, people do not park along the back wall then walk around the building to the entrance. They want to be closer. In addition, people may not want to park at the gas station, located next to this property, just to eat at the restaurant. The application will probably be acceptable if it will be for non-intense restaurant use; however, due to the parking along the back wall, it will get intense at times. Although the applicant added that some of the parking in the rear would be for employees, COMMISSIONER STEINMAN rebutted that even so, it is still difficult to make employees park in the rear. He will support the application, though, because of its use. COMMISSIONER McSWAIN concurred with COMMISSIONER STEINMAN and stated that she feels the parking can be absorbed with the 13 available parking spaces at the convenient store if necessary.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(7:46 – 8:00)
2-546

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4176 - APPLICANT/OWNER: 2651 CRIMSON CANYON, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED WAREHOUSE/DISTRIBUTION CENTER at 2651 Crimson Canyon Drive (APN: 138-15-310-013), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

NOTE: An initial motion by TRUESDELL to abey Item 44 [SUP-4176] and Item 45 [SDR-4174] to 5/27/2004, which carried unanimously, was reconsidered by NIGRO'S subsequent motion, which also carried unanimously.

NOTE: CHAIRMAN TRUESDELL disclosed that his company manages common areas of landscaping of the Tech Park but has no involvement or economic interest in any of these parcels, therefore, he will be voting on Item 44 [SUP-4176] and Item 45 [SDR-4174].

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 44 [SUP-4176] and Item 45 [SDR-4174] and GARY LEOBOLD, Planning and Development Department, gave staff's presentation. After it was determined that the applicant was not present, the items were abeyed to the 5/27/2004 Planning Commission meeting.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 44 – SUP-4176

MINUTES – Continued:

Subsequently, a representative arrived and requested the items be recalled. Following passage of a motion to reconsider the abeyance, GARY LEOBOLD, Planning and Development Department, reiterated portions of the staff report. He stated that the proposal is for a two-story building with 2,200 square feet of showroom space and 30,000 square feet of warehouse space at the ground level. The project is located in the Las Vegas Technology Park which allows for such uses under the CPB District, and the site is suitable for warehousing, and street network can handle the amount of expected traffic from this type of use. The Architectural Review Committee has approved the related Office and Warehouse Distribution Center Site Plan application accordingly on the Special Use Permit. Staff recommends approval subject to three conditions. There were a number of waivers requested including allowed parking in front of the building, having reflective glass at the pedestrian level and fewer trees than required in the parking lot area. Staff feels the waivers are justifiable and recommended approval.

E HONG LU, HFTA, 400 N. Stephanie, Ste. 245, appeared on behalf of the owner and concurred with staff conditions.

COMMISSIONER STEINMAN stated that they should not be cutting corners on landscaping, given the image they are trying to establish for this area. The applicant should abide to the standards for this area. MR. CLAPSADDLE indicated that the applicant is willing to provide landscaping in accordance with Tech Park's CC&RS. MR. LU concurred.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 44 [SUP-4176] and Item 45 [SDR-4174].

NOTE: All discussion for Item 44 [SUP-4176] and Item 45 [SDR-4174] was held under Item 44 [SUP-4176].

(7:57 – 8:00/9:51 – 9:56)
2-902/3-1896

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-4174).
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 44 – SUP-4176

CONDITIONS – Continued:

3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-4176 - PUBLIC HEARING - SDR-4174 - APPLICANT/OWNER: 2651 CRIMSON CANYON, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED WAREHOUSE/DISTRIBUTION CENTER, A WAIVER OF COMMERCIAL DEVELOPMENT STANDARDS, AND A REDUCTION IN THE AMOUNT OF REQUIRED PARKING LOT LANDSCAPING on 2.91 acres at 2651 Crimson Canyon Drive (APN: 138-15-310-013), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

NOTE: An initial motion by TRUESDELL to abey Item 44 [SUP-4176] and Item 45 [SDR-4174] to 5/27/2004, which carried unanimously, was reconsidered by NIGRO'S subsequent motion, which also carried unanimously.

NOTE: CHAIRMAN TRUESDELL disclosed that his company manages common areas of landscaping of the Tech Park but has no involvement or economic interest in any of these parcels, therefore, he will be voting on Item 44 [SUP-4176] and Item 45 [SDR-4174].

To be heard by the City Council on 6/16/2004

MINUTES:

NOTE: See Item 44 [SUP-4176] for all related discussion.

(7:57 – 8:00/9:51 – 9:56)

2-902/3-1896

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 45 – SDR-4174

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect an additional loading zone in compliance with Title 19.10.020.
4. The trash enclosure shall contain a roof using materials similar to those in the primary building.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5 percent of the total landscaped area as turf.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along Crimson Canyon Drive.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. All signage shall be shown to conform to the standards contained in Title 19.14.060 for the C-PB (Planned Business Park) zoning district prior to obtaining sign permits.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 45 – SDR-4174

CONDITIONS - Continued:

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize “shoe-box” fixtures and downward-directed lights. Wallpack lighting shall utilize “shoe-box” fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. [Residential or commercial subdivisions] The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

17. Construct all incomplete half-street improvements on Crimson Canyon Drive adjacent to this site concurrent with development of this site.
18. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
19. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 45 – SDR-4174

CONDITIONS - Continued:

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
21. Site development to comply with all applicable conditions of approval for Z-0068-85 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4120 - APPLICANT: VAL-U-CASH - OWNER: RAINBOW EXPRESS VILLAGE LIMITED PARTNERSHIP -
Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED at 1750 South Rainbow Boulevard, Suite 10 (APN: 163-02-212-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with GOYNES and EVANS voting No

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated recently there was a Code amendment pertaining to the use. However, this application was submitted prior to the Code amendment adoption, so the standards were not applied to this application. In the back-up documentation, it is noted that there are two other such uses in the vicinity. Therefore, based upon concerns regarding over saturation, the recommendation is for denial.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 46 – SUP-4120

MINUTES - Continued:

VALENTINE LOPEZ, 128 Macoby Run Street, Las Vegas, stated that the tax and bookkeeping services located on the same premise, as is this application. He would like to add this additional service to assist his customers in cashing their tax refunds. He is a small business owner and feels the check cashing service is detrimental to the success of his tax and bookkeeping services. He may lose customers if this additional service is not offered. He is aware of the a saturation of payday loan centers, but pleaded with the Commission to approve his application as it is not a payday loan center, but a check cashing service. He also noted that there were six vacant storefronts for a long period of time; he does not want his business or the surrounding area to be an eyesore.

In reply to COMMISSIONER McSWAIN'S query, MR. CLAPSADDLE indicated that they found two payday loan centers located within 750 feet. COMMISSIONER McSWAIN noted that even though this would be a similar business, it is still an existing business. The applicant wishes to add this as an ancillary service, and she is inclined to support this application.

CHAIRMAN TRUESDELL discussed with the applicant that he has been at this location since October. He also stated that a lot of the banks do not cash tax refunds unless you have an existing account with them and even then, they would have to deposit their check.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 46 [SUP-4120].
(8:00 – 8:05)

2-1019

CONDITIONS:

Planning and Development

1. Expiration of this Special Use Permit one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all City Code requirements and design standards of all city departments.
3. Conformance to all minimum requirements in Title 19.04.050 for a Financial Institution, Specified use, except for those physical limitations (building size and separation) required by new ordinance provisions.
4. A full parking analysis that shows compliance with the required number of parking spaces for the shopping center within which the proposed use would be located.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4137 - APPLICANT: VINCENT YALDO - OWNER: THOMAS E. PATRICK, LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at 4921 Vegas Drive (APN: 138-25-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions, amending the following conditions:

6. The square footage of alcohol shall be limited to 10%,.
9. The applicant shall submit detailed Site and Landscaping Plan.

And adding the following condition:

There shall be a one-year review.

– Motion carried with DAVENPORT and GOYNES voting NO

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the back-up documentation includes a colored map showing protected uses. One use is shown on the north side of the property within the notification area. For the record, there is a license for a

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 47 – SUP-4137

MINUTES - Continued:

daycare facility on that site; it has been abandoned and not in operation. Staff has looked at the site, and it is for sale. As a result, the colored map is not a reflection of the surrounding area. A waiver was not advertised nor does staff feel one is necessary. Based on the proximity of residential development on the corner to the west and to the south, staff recommended denial.

DEPUTY CITY ATTORNEY BRYAN SCOTT advised that the license goes with the individual, and the use goes with the property itself. The license probably transferred somewhere else so it does not belong to this piece of property.

VINNY YALDO, 5869 Sleepy Fawn Drive, Las Vegas, stated that the previous site plan was a 7-11 convenient store, and the site plan has been revised. He commented on how he intends to maintain a clean property just like he does his home. He was recently married and would also like to lend support to his parents.

RONALD THOMAS, 8908 Goldstone Avenue, Las Vegas, 89143, stated that he is a pastor at 1401 N. Decatur Boulevard, Suite 14. The property on this application is on the corner of Vegas Drive. The City has owned the 10 acres of property for redevelopment and is in the process of tearing down some condominiums. As this property is being redeveloped, he does not believe it would include a liquor store in a predominantly residential neighborhood. There are already other convenience stores that sell alcohol, such as on the corner of Decatur and Vegas Drive, a Chevron gas station, and a Circle K on Michael Way and Vegas Drive. In addition, there is a neighborhood bar. He and his congregation are in communication with COUNCILWOMAN MONCRIEF and the Mayor's Office to submit proposals on the use for this particular property. Their concern is the use in this area, as there is also a school in this area. He also reiterated ATTORNEY SCOTT'S statement and added since the license follows the applicant and not the property, then this applicant is free to find another location for his business.

MR. YALDO responded that his main focus is not to sell liquor but sell produce and deli type items, with beer and wine as accessories. The property is zoned for commercial, but his intent is to have a family-owned business. Using the overhead, the applicant's site plan was shown to the Commission. COMMISSIONER McSWAIN asked what would change on the site. MR. YALDO replied that the structure still exists. He would stucco the building, paint it a neutral color, reseal the parking lot, put in new parking spaces and add landscaping. The building is nearly 40 years old and wants to revitalize the building like new. He is willing to abide by any City, State or County laws.

COMMISSIONER EVANS reiterated the fact that there are a number of places in the area where liquor is being sold, but asked the applicant if he is aware of any stores in the area that sell food other than fast food. MR. YALDO replied that the Chevron located on the corner and believes the 7-11 on the other side of Decatur. There is an Albertson's at Vegas Drive and Jones about a 9/10 of a mile away.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 47 – SUP-4137

MINUTES - Continued:

COMMISSIONER EVANS pointed out there are many places to buy liquor and wine, but no places to buy food. When Meyer's Market existed in this area, one could go 50 feet in any direction for several miles and always get a 40-ounce, screw top, hard liquor, beer or wine. However, someone would have to travel three miles just to buy produce such as apples. There are a lot of residents who are elderly and nowhere to buy actual food other than fast food. His concern is that to compete, one must also have beer and wine as an incidental aspect of the business. On the other hand, these types of places become simply liquor or beer and wine stores. He understands the applicant's dilemma, as well as those that feel there is a saturation of beer and wine, but it is difficult to bridge the gap. COMMISSIONER EVANS then asked to defer to his colleagues, as he wanted to know their opinions on this matter.

MR. YALDO stated that a very close friend of his opened his convenience store with produce and deli approximately a year and a half ago. He also stated that he would even abide by a condition that states he must have certain items in the convenience store in order for the application to be approved. He knows that the beer brings customers in, but the alcohol is only an accessory use. His intent is not to have individuals loitering as he intends to maintain a clean property.

COMMISSIONER McSWAIN stated that she is familiar with this particular corner, as she grew up in the area of Lake Mead. She feels that this particular location has not been a beautifying element to the area. She feels that a small grocery store is ideal for this location. There has been other application where the square feet of alcohol was limited. She is aware that starting a business can be a burden; she appreciates the applicant's intent on cleaning up the weeds in one particular corner. However, she feels that the entire corner needs an overhaul to make the location presentable and appealing. MR. YALDO reiterated that he intends on redoing the entire exterior of the building, including repaving the parking lot if necessary.

CHAIRMAN TRUESDELL asked the applicant if he would accept a condition to install landscaping according to Title 19 standards. MR. YALDO strongly accepted the condition, as well as any other stipulations. CHAIRMAN TRUESDELL also stated he is familiar with the area. If the item is approved, he requested that there be very specific conditions. There is so much effort being put into this Decatur and Vegas area, and a small neighborhood grocery is a great start. However, a neighborhood liquor store does not create that same great start. He would like to see the property improve and raise the level of what is expected here by placing some very strict limitations and timeframes.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 47 – SUP-4137

MINUTES - Continued:

MR. YALDO stated that Catholic Charities is getting ready to vacate the building and would be beneficial if the applicant could beautify the project rather than leaving it as an eyesore. COMMISSIONER McSWAIN stated that if the applicant is willing to attempt to do the landscaping according to Title 19, is it appropriate to hold this item in abeyance, which will give him time to meet with staff and do a more elaborate landscape plan. COMMISSIONER EVANS suggested that rather than having the applicant come back, he suggested an administrative approval with specific language regarding the conditions.

DAVID CLAPSADDLE responded that with a developed site, a Site Plan Review is generally not required, only photographs. Title 19 standards is tough for this application, as it would require 15 feet landscaping along Vegas Drive, 15 feet along the south and east side, and 8 feet along the west side. The applicant will not be able to meet Title 19 standards. COMMISSIONER McSWAIN responded she would be more comfortable with a review because she knows that this can be a substantial investment, as well as a hardship with a new a business. She wants to give the applicant an opportunity to evaluate the costs to ensure that it would be feasible to develop this project. COMMISSIONER EVANS also asked DEPUTY CITY ATTORNEY SCOTT about a condition regarding the percent of square footage for alcohol, as a means of attempting to move this application forward. DEPUTY CITY ATTORNEY SCOTT indicated that there have been applications approved with certain percentages of their floor area only for alcohol.

ROBERT GENZER, Director, Planning and Development Department, replied that he believes the standard indicates not to exceed 10% of the gross floor area for a building this size. In addition, MR. GENZER stated that staff could work with the applicant on the floor plan and the Site Development Plan. Condition 9 does require that the applicant submit a detailed site plan, and landscaping can be included.

COMMISSIONER STEINMAN suggested including a one-year review as well. COMMISSIONER GOYNES did not feel he was “on the same page” as COMMISSIONER EVANS previously stated. His concern is that the area is still over saturated with facilities that sell alcohol. He commented that if the applicant wants to get off to a good start, then he should patronize himself as a true family market with no alcohol. He indicated that Ward 5 is over saturated with crack heads. Right now, those stores have a different clientele that patronize these supposed family markets. MR. YALDO replied that is not his intention. COMMISSIONER GOYNES reiterated that the applicant could agree to not selling liquor. MR. YALDO reassured the Commission that if he is given the opportunity to sell alcohol, he plans to run a clean and reputable store.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 47 – SUP-4137

MINUTES - Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:05 – 8:28)

2-1190

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Off-Premise Consumption) use.
2. Expiration of this Special Use Permit one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Conformance with all City Code requirements and design standards of all City departments.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This application being restricted to the sale of beer and wine only.
6. Prohibition of the sale of individual containers of any size of beer, wine coolers or screw cap wine containers. All such products shall remain in their original configurations as shipped by the manufacturer. No repackaging of containers into groups smaller than the original shipping container size shall be permitted.
7. Operation of this business being absolutely in conformance with Chapter 6.50 of the City of Las Vegas Municipal Code.
8. No seating if permitted on-site.
9. Submittal of a detailed site plan that illustrates compliance with the parking requirements and that provides onsite amenities acceptable to the Department prior to City Council approval.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 47 – SUP-4137

CONDITIONS - Continued:

Public Works

10. Removal all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to the issuance of any permits or business license for this site.
11. Dedication of an additional five (5) feet of right-of-way for a total radius of 20 feet on the southwest corner of Vegas Drive and Laurelhurst Drive adjacent to this site prior to the issuance of any permits for this site. This requirement will not be enforced if it is determined that a permanent structure improvement exists within the area to be dedicated.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VARIANCE - PUBLIC HEARING - VAR-4340 - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES - Request for a Variance TO ALLOW A REDUCTION OF THE AMOUNT IN REQUIRED PARKING at 1401 North Decatur Boulevard, Suite #34 (APN: 138-25-503-007), C-1 (LIMITED COMMERCIAL) Zone, Ward 1 (Moncrief).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following conditions:

- The staging area must be maintained and screened from public view.
- There shall be a one-year review, as staff will monitor the property to ensure it does not become unsightly.

– **UNANIMOUS** with **TRUESDELL** not voting

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 48 [VAR-4340] and Item 49 [SUP-4168].

GREG WARE, 1091 S. Cimmaron, appeared on behalf of the landlord.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 48 – SUP-4137

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, stated that a meeting was going to be held on May 17th between the City and the property owner, but this meeting has been moved back. Staff report speaks about litigation but there is none. The purpose of the meeting is to discuss agreements and abandoning agreements, such as joint parking facilities. The City owns Wonder World. Staff does not object to the Variance because the thrift store will occupy the last vacant spot in this shopping center. The parking Variance is not self-imposed because the abrogation of these agreements, is what causes the parking problem. The thrift store is less than 10% of the overall project and is not a huge traffic generator. MR. CLAPSADDLE spoke with DAVID ROARK, Department of Public Works, today who stated that the parking lot is never more than 25% full. Staff recommends approval. One hundred and fifty-two notices mailed with no approvals or protests.

PASTOR THOMAS commented that MR. WARE was his landlord and asked that the application be approved.

COMMISSIONER McSWAIN stated that in the past there have been conditions relative to dropping off goods. She asked the applicant how would this work for a thrift store. MR. WARE replied that he is not the applicant, but is aware that the container for dropping off goods is limited to a 10x10 area, which will be monitored on a daily basis to avoid overflow, as this information is stated in the lease agreement. She then asked if there was substantial space for the container, as her concern is the possibility of a visual problem for the other tenants. MR. WARE replied that there is a staging fenced area in the back where goods are sorted. He suggested that a cyclone fence could be installed for better screening and this could be an added condition.

COMMISSIONER McSWAIN asked about the barbwire fence, as this has been an issue on other applications. She does not see a need for it if the applicant is only requesting a staging area; she feels that the barbwire on top of the fence should be taken down. MR. WARE replied that it is not part of the landlord's responsibility. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that a condition could be added to have the fence removed under the Special Use Permit. She then requested that conditions be added to ensure the staging area, as the landlord has stated, be screened from public view, the area be maintained as noted on the Special Use Permit, and imposed a one-year review indicating that during the review staff will monitor the property to ensure it does not become unsightly. MR. CLAPSADDLE also stated that should there be a complaint against the property, staff would investigate.

DEPUTY CITY ATTORNEY SCOTT verified with MR. WARE that the collection box has not been in front of the property, but there used to be a small building. DEPUTY CITY ATTORNEY SCOTT stated that since MR. WARE represents the applicant and the Special Use Permit goes to the property itself, he will have to agree to these conditions.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 48 – VAR-4340

MINUTES -- Continued:

COMMISSIONER EVANS then asked MR. WARE if he agreed to these conditions, as the landlord. MR. WARE concurred. MR. CLAPSADDLE then asked MR. ROARK if the green wall would affect the other uses on this site. MR. ROARK responded that the cyclone fence already affects other businesses that are leasing in this area, but h is not sure how it will affect the thrift store. A cut-off area could be in place. He would prefer that the entire area be enclosed and he supports the Waiver on the parking.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 48 [VAR-4340] and Item 49 [SUP-4168].

NOTE: All discussion for Item 48 [VAR-4340] and Item 49 [SUP-4168] was held under Item 48 [VAR-4340].

(8:28 – 8:40)

2-2128

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval Special Use Permit (SUP-4168)
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT RELATED TO VAR-4340 - PUBLIC HEARING - SUP-4168 - APPLICANT: CATHOLIC CHARITIES OF SOUTHERN NEVADA - OWNER: DECATUR SHOPPING CENTER ASSOCIATES - Request for a Special Use Permit FOR A PROPOSED THRIFTSHOP, NON-PROFIT at 1401 North Decatur Boulevard, Suite 34 (APN: 138-25-503-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following conditions:

- The staging area must be maintained and screened from public view.
- There shall be a one-year review, as staff will monitor the property to ensure it does not become unsightly.

– UNANIMOUS with TRUESDELL not voting

To be heard by the City Council on 6/16/2004

MINUTES:

NOTE: See Item 48 [VAR-4340] for all related discussion.

(8:28 – 8:40)

2-2128

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Non-profit Thrift Shop use.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 49 – SUP-4168

CONDITIONS - Continued:

2. Approval of and conformance to the Conditions of Approval for VAR-4340.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4169 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MARK P. MILFORD AND LORILYN MILFORD TRUST - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1615 North Decatur Boulevard (APN: 138-24-804-013), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

DENIED: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN- DENIED – UNANIMOUS

This is Final Action, unless appealed within 10 days.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the initial submittal did not meet the high distance separation requirement. The applicant has subsequently recited the billboard on site and has the latitude to do so and now complies with the minimum distance separation requirements. Given the commercial nature of the area and lack of any negative enforcement history on the site, approval is recommended. The initial Site Plan submitted indicated the billboard was 50 feet; however, this has been corrected and now reflects 40 feet. Staff recommended approval.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 50 – VAR-4169

MINUTES - Continued:

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of the developer and accepted all of staff's conditions.

COMMISSIONER McSWAIN stated there was a previous application for a billboard adjacent to this property, and she did not support it. For typical redevelopment areas like this application, she has not supported prior ones and will not support this application.

COMMISSIONER EVANS stated that if this application is approved ultimately, some of the revenue will be used to do some type of landscaping, as he would like to see trees.

COMMISSIONER STEINMAN stated that billboards and graffiti are criticized. To place a billboard on this property, which has never been maintained, is just the opposite of what we should be doing. He cannot understand why the applicant is placing a billboard on this unsightly piece of property.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:40 – 8:44)

2-2654

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4172 - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: SHAHRAM AND TAWNIA SHEIKHAN - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 300 South Decatur Boulevard (APN: 138-36-601-004), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

DENIED: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

STEINMAN – DENIED – UNANIMOUS

This is Final Action, unless appealed within 10 days

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the proposal meets all minimum distance separation requirement of the Code. Due to the heavily commercial nature of the area and lack of negative enforcement history, Staff recommended approval.

KAREN RICHARDSON, 815 N. Pilot Road, appeared on behalf of the developer and accepted all of staff's conditions.

CHAIRMAN TRUESDELL commented that this site is much prettier.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 51 – SUP-4172

MINUTES - Continued:

WOODROW WAGNER, 240 Kipling Street, Las Vegas, NV 89107, stated that he has a business near the corner of Decatur and Meadows Lane in front of Sav-On Drugs. He received the Notice of Public Hearing last week and has not had time to discuss this with the residents of the area. He is not aware of the procedure staff does to notify individuals, tenants or owners, as he is concerned that many of the tenants in this shopping center is not aware of this taking place nor that they may not have had sufficient time to respond. Using the overhead, he pointed out his business to the Commission. His concern is if Diversity Tattoo's existing sign will come down and be replaced with the proposed sign. CHAIRMAN TRUESDELL replied that the notices are mailed to the property owners of record. MR. WAGNER stated that he was aware that a private individual owned it years ago, but does not know who owns the property now. Some property owners have their headquarters out of town. These signs are huge, 12-14 feet high and 48 feet long, and he pointed out similar signs that are by freeways and some main streets. He feels that these signs will become an eyesore. He felt that if the tenants knew about this sign, they would not have their business located there. It is just a moneymaker for the landowner.

COMMISSIONER GOYNES verified with MR. RICHARDSON that this sign will be an additional one.

COMMISSIONER McSWAIN stated that she is aware that the Code allows for signs to be C- 1. Areas need to be looked at where there is retail competition. She has a problem with clutter and agrees with MR. WAGNER and his concern the impact will have on the tenants in the area. She does not mind signs in industrial areas or along the freeways, but she is not inclined to support them in retail corridors, such as this one. Therefore, she will not be supporting the application.

COMMISSIONER STEINMAN concurred with COMMISSIONER McSWAIN. He added that they try to have monument signs in commercial properties that are eye pleasing with the major tenant at the top of the sign and others below. Within this particular district, he feels the sign does not fit in, so he is not in favor of the application.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:44 – 8:51)

2-2860

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - SUP-4195 - OWNER/APPLICANT: M G B, LIMITED LIABILITY COMPANY - Request for a Special Use Permit and a Reduction in the amount of required perimeter landscaping FOR AN EXISTING AUTO REPAIR GARAGE, MINOR at 2027 North Decatur Boulevard (APN: 138-24-611-062), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions, amending the following condition:

2. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council *within 90 days from the date of approval* and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

and adding the following conditions:

- There shall be no selling of vehicles from this property and no test driving vehicles within the neighborhood.
 - There shall be a one-year review.
 - The applicant shall construct a temporary barrier to eliminate vehicles cutting across the property.
- UNANIMOUS with EVANS not voting

To be heard by the City Council on 6/16/2004

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 52 – SUP-4195

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that this site has had a history of having minor auto repair garage use on site. It did appear to be compatible with commercial uses in the area. There is an existing outdoor storage yard, which is screened from public rights-of-way but is non-conforming to the C1. As a result, it should not be expanded on the site. The building exterior will not change, but the site will be striped for parking. The Code requires landscaping at 15 feet on the exterior edges and 8 feet along the interior edges which will be fairly prejudicial to a site like this. The applicant is seeking a Waiver to reduce the perimeters to 6 feet along street edges with no planter along the west property line and a 9-foot planter along the north property line. As this site already exists, the corner will be matched to reflect others at the center section. Given these circumstances, staff feels the Waiver requests are acceptable. There is a condition of approval, where staff is requiring that the landscaping be done within six months of final approval. Staff recommended.

ADRIAN JONES, 4750 W. Flamingo, concurred with staff's recommendations.

DEANNE STOUT, 4949 Sawyer Avenue, and BARB CLARK, 4950 Sawyer Avenue, both live in the neighborhood behind this property. MS. STOUT stated there are many children in the neighborhood. In the past they have had to oppose several applications such as smog facilities, auto repair shops and many eyesores that do not match the Code. They have had to endure autos that are parked for sale on their street and vehicles being test-driven down their street. They are pleased with the landscaping plans, but there are concerned about the expansion and the impact this will have on the surrounding neighborhood. MS. STOUT was informed that the applicant wants to reduce the amount of required perimeter landscaping.

MS. CLARK added that the area does include older homes on half acres. She has lived there for 14 years, and this corridor has been a nightmare for her and an eyesore. They see how certain parts of the City are being beautified while other areas are being neglected, which are a detriment to their homes. The residents have worked hard to remodel their homes and would like to see the businesses taking pride and ownership of what they see. She and the residents have considered coming before the Commission with a request to block off their streets because many people cut through Sawyer Avenue to avoid the light at Lake Mead and Decatur. It is a rural area without sidewalks and city lights, but this has been an ongoing concern, including the dust that rises in the air when vehicles cut through the desert. She referred to other properties that have not been maintained. MS. STOUT stated that individuals would still have easy access to cut through the desert because there is no landscaping blocking off the desert area.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 52 – SUP-4195

MINUTES -- Continued:

WILLIAM McGALPINE, owner of Billy Mack's Auto Repair, stated that he was informed two weeks ago about the issue of his mechanics test driving the vehicles and cutting across the desert. The reason the mechanics were cutting across the street was because the Water District had the streets blocked off and traffic was backed up on Decatur. At that time, there was only one way into their lot. He has put a stop to this. He had the block wall repaired, painted the building; and has designed a mural on the wall to which he has received compliments. He only spoke with one individual regarding the residents' concerns, but feels that he has now resolved those issues. He has an alarm system that is fairly loud but is used for security purposes. He has also installed a big light in front of the property to deter any unwanted activities in the area. He has tried to maintain the property and keep it clean.

CHAIRMAN TRUESDELL verified with MR. McGALPINE that cars have not been sold on this lot and that he has been at this location since April 5th.

COMMISSIONER McSWAIN clarified where the block wall was located at and asked if the applicant wanted a back wall at his property. MR. McGALPINE replied that this is not up to him because he only leases the property but he is open to accepting whatever the owner chooses to do regarding upgrading the property. COMMISSIONER McSWAIN asked who was doing the landscaping. MR. JONES replied that the owner intends to provide the landscaping at the corner and on the street buffers within six-month. In addition, the applicant did not propose too many improvements at this point for the front corner because he hopes to see expansion and improvements of a commercial center in the undeveloped properties behind this facility. CHAIRMAN TRUESDELL clarified with MR. JONES that the owner also owns the property to the north and is working on obtaining that property.

COMMISSIONER McSWAIN asked staff to clarify what the applicant was requesting with the Special Use Permit. MR. CLAPSADDLE replied that this is a property that staff, the applicant and the lessee have been working on through COUNCILMAN WEEKLY'S Office. Staff agrees with the two residents that spoke earlier regarding their concerns. Several years ago, the previous lessee obtained a Special Use Permit and agreed to numerous conditions to improve the property, but failed to follow through. This particular applicant had to relocate because of the roadway expansion. In working with the property owner and the lessee, a temporary permit was issued so that the lessee could operate his business while going through this particular process, with the understanding that the property owner and lessee would perform to bring the property up to the required standards. Staff is aware that the property owner is attempting to purchase property to the west and to the north to make this site part of a larger development parcel. At this time, staff is not requiring a block wall to be placed around this property, although the Commission can make that a condition if necessary. COMMISSIONER McSWAIN responded that the landscape plan will be a definite improvement to this site and hopes that the residents will find that they have a better neighbor with this lessee. She suggested a two-year time limit,

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 52 – SUP-4195

MINUTES - Continued:

that if the rest of the property is not required for a large development, then a block wall must be placed at the north wall. MR. JONES replied that he is sure that the landlord would agree to this. COMMISSIONER McSWAIN also recommended a one-year review on the Special Use Permit, which would allow the residents to voice any concerns at that time. MR. CLAPSADDE stated the applicant would need to remove the illegal sign advertising smog checks, as it is a Code violation. MR. JONES replied that the sign is not his, but would remove it.

DEPUTY CITY ATTORNEY BRYAN SCOTT asked for a specific timeframe regarding the review. COMMISSIONER McSWAIN replied a one-year review. CHAIRMAN TRUESDELL suggested that a barrier be installed if the applicant is not required to place a block wall at this time. This will prevent individuals from cutting across the lot. He appreciated the applicant's efforts on making the improvements. MR. JONES suggested parking blocks. COMMISSIONER McSWAIN asked that whatever is placed as a temporary barrier be something attractive. COMMISSIONER STEINMAN stated that he does not understand why the landscaping has to be limited and why the applicant is allowed six months to do the landscaping rather than doing it now before it gets too hot. MR. LEOBOLD replied that because of the small size of the parcel, it is unreasonable to impose the normal requirements for the landscaping. COMMISSIONER STEINMAN replied that the landscaping needs to be done now and not six months prior to their review, and he would like to see that as a condition. MR. JONES concurred with all conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 52 [SUP-4195].

(8:51 – 9:12)

2-3267/3-1

CONDITIONS:

Planning and Development

1. Proposed perimeter landscape planters shall be installed within six months from the date of approval.
2. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
3. The existing outside storage yard shall not be expanded.
4. Provision of a trash enclosure as required by Title 19.08.045.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 52 – SUP-4195

CONDITIONS – Continued:

5. All repair and service work shall be performed within a completely enclosed building.
6. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
7. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
8. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards prior to the issuance of any permits for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW – PUBLIC HEARING - SDR-4147 - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Site Development Plan Review FOR A PROPOSED 126-UNIT CONDOMINIUM COMPLEX on 10.29 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Density Attached) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone, Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions and amending the following condition:

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein. The site plan shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a tentative map.
9. Except along Tee Pee Lane, all perimeter walls, including a combination of retaining and screen walls, shall not exceed a height of 8 feet. *The wall shall be 8 feet solid wall with 2 feet of decorative wrought iron.*
 - Motion carried with McSWAIN abstaining as her company has submitted bids to D.R. Horton and TRUESDELL and GOYNES voting NO

To be heard by the City Council on 6/16/2004

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 53 – SDR-4147

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this application is a revision to an application that was approved on the site in November 2003. The original Site Plan was approved for 129 units, which are basically triplex units. This applicant has reconfigured the site and removed one building consisting of three units, which makes the total now 126 units.

Staff recommended denial on the previous application due to concerns about density, design its proximity to single family residential to the west and south. The applications have been subsequently approved, and now the zoning category on the site is R-PD12. The applicant is requesting Waivers for a 10-foot landscaping buffer on the east side of the property, 6 feet along the west side, and increase the perimeter wall height on Tee Pee Lane to 10 feet. The setbacks adjacent to the west and south edges of the property remain insufficient to ensure the adjacent sites are not negatively impacted by the proposed development. Staff recommended denial.

JERRY SLATER, 5740 S. Arville, Suite 216, appeared on behalf of the applicant. His client purchased this property after it was approved. Using the overhead, MR. SLATER showed the previously approved Site Plan for this project. Since then, they have reconfigured the Site Plan. He discussed those changes with the Commission. There was a Variance approved on this Site that allowed 15-foot minimum setback along the perimeter for the residential adjacency standards. MR. SLATER requested three conditions to be changed. Condition 3, he asked that the requirement for a trash enclosure be deleted. These types of units have garages and residents take their trash out to the curb. Therefore, a trash enclosure is not necessary. On Condition 9, the applicant asked that the wall requirement be changed from 50% solid above the area retained to approximately 67%. The applicant also used the overhead to show the balcony on the front of the property that extends 4 feet from the garage. MR. SLATER asked that Condition 19 the balcony setback be 4 feet from the curb and the garage to be set back at 8 feet.

COMMISSIONER NIGRO asked the differences between this application and the one previously approved. MR. LEOBOLD replied that initially, there was going to be a Review of Conditions on the old Site Plan. Because there were sufficient changes to the design configuration standards, staff felt the application should be presented to the Commission for review. In addition, an Administrative Review was to be included, but was cancelled and staff went with this approach. COMMISSIONER NIGRO then asked if the perimeter condition, the current Waiver request or one that was previously discussed and approved. MR. LEOBOLD replied that it is the new one. MR. SLATER then stated that they are improving the perimeter conditions, and what was previously approved was 20 feet from the west property line and approximately the same along the south property line. They have increased the buffer along the west property line and decreased the number of building, and it is approximately the same setback on the south property line. The only difference is the wall height along Tee Pee Lane, as

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 53 – SDR-4147

MINUTES – Continued:

they are requesting 10 feet instead of 8 feet. VICE CHAIRMAN NIGRO then stated that the driveway length requirement of 8 feet has been a consistent standard of 5 or less or 18 feet or more. He asked if either the Planning Commission and or City Council have approved previous applications where a Waiver was allowed for an 8-foot driveway.

DAVID GUERRA, Public Works Department, replied that some projects could have been approved. As a result of these applications, they have supplied 18 feet so that a vehicle could park completely out of the passageways or 5 feet or less to avoid any parking at all. Therefore, COMMISSIONER NIGRO stated he does not recall an application like this being approved, and MR. GUERRA responded that he could not vouch that none have been approved with a Waiver.

COMMISSIONER NIGRO stated that he does not believe the trash enclosure is necessary. His only concern is the driveway. He does not feel comfortable approving a Waiver because of the standard that has been put forth by Public Works and the City. CHAIRMAN TRUESDELL verified with MR. LEOBOLD that the streets did not connect and that there was no intent for them to connect as a stub. CHAIRMAN TRUESDELL confirmed with the applicant that the entire front areas of the project are garages. The front door is on the side. COMMISSIONER STEINMAN asked if the wall on Tee Pee Lane was a solid 10-foot block wall. MR. SLATER replied the wall is 8 feet solid and 2 feet wrought iron. COMMISSIONER NIGRO stated that it is difficult to compare the site plans because the new plan was not included in the back up. MR. LEOBOLD apologized for the oversight.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(9:12 – 9:27)

3-471

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The standards for this development shall include the following: minimum distance between buildings of 10 feet; building height shall not exceed two stories or 35 feet, whichever is less; and Residential Adjacency Standards shall be no less than 15 feet.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including site plan revisions to show the location of trash enclosures on the site. The site plan shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a tentative map.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 53 – SDR-4147

CONDITIONS – Continued:

4. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. Any property line or perimeter wall shall be a decorative block wall with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. Except along Tee Pee Lane, all perimeter walls, including a combination of retaining and screen walls, shall not exceed a height of 8 feet. A wall higher than 8 feet along Tee Pee Lane shall consist of a decorative wrought iron fence no more than 50% solid above the area retained; provided, however, the perimeter wall and wrought-iron fence shall not exceed a height of 10 feet.
10. The landscape plan shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, and reflect minimum 24-inch box trees along Tee Pee Lane of a type approved pursuant to the Town Center Development Standards Manual, trees planted a maximum of 20 feet on-center, and a minimum of four five-gallon shrubs for each tree within provided planters.
11. One 24-inch box tree shall be provided within each rear yard of the lots on the south and west project perimeter.
12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
14. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 53 – SDR-4147

CONDITIONS – Continued:

Public Works

15. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for a Bureau of Land Management (BLM) application for Tee Pee Lane. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.
16. Gated entry driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. The length of any driveway from the face of a structure to the back of sidewalk (or curb, if no sidewalk is proposed) shall be either a minimum distance of 18 feet in length or a maximum of 5 feet in length.
20. Landscape and maintain all unimproved rights-of-way on Grand Teton Drive and Tee Pee Lane adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping and private improvements located in the Grand Teton Drive and Tee Pee Lane public rights-of-way adjacent to this site prior to occupancy of this site.
22. Site development to comply with all applicable conditions of approval for ZON-2849 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 53 – SDR-4147

CONDITIONS – Continued:

23. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4163 - APPLICANT/OWNER: FOURTH & BONNEVILLE, LIMITED LIABILITY COMPANY
- Request for a Site Development Plan Review FOR A PROPOSED EIGHT-LEVEL, 150,000 SQUARE-FOOT RETAIL AND PARKING STRUCTURE on 0.29 acres adjacent to the southeast corner of Fourth Street and Bonneville Avenue (APN: 139-34-311-133), C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as the applicant is completing another post office for one of his clients

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the structure will be eight levels, the ground floor will be 10,000 square feet of retail, as needed in the downtown area and required by the Redevelopment Plan. The applicant is requesting a Waiver on the step back at the fourth floor due to structural and architectural reasons. On Condition 3, staff will ensure that the landscaping meets the Downtown Centennial Plan, and on Condition 4, staff is suggesting that the elevations be revised to have additional space for retail along

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 54 – SDR-4153

MINUTES - Continued:

4th Street, which needs to be enhanced with additional glazing and architectural features. Staff recommended approval.

CALVIN HAYWOOD, Westar Architectural Group Nevada, appeared on behalf of the applicant.

ROBERT GENZER, Director, Planning and Development Department, disclosed that his wife and mother-in-law previously owned this particular property, but it has not been paid off. As the Planning Director, he was not been involved in the staff recommendation for this property.

MR. HAYWOOD concurred with staff recommendations.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:27 – 9:31)

3-979

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped May 13, 2004, except as amended by conditions herein.
3. The streetscape treatment shall be reviewed and approved by Planning and Development Department staff for conformance with the Downtown Centennial Plan prior to the time application is made for a building permit. Landscaping and a permanent underground sprinkler system for the landscape materials shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional glazing for the retail space fronting on Fourth Street and additional architectural features to enhance façade articulation. No building setback will be required at the fourth story.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 54 – SDR-4153

CONDITIONS - Continued:

6. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary. If a map is required it should record prior to the issuance of any permits for this site.
9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. This site should be designed to accommodate ingress queing on site. Comply with the recommendations from the Traffic Engineering Section.
11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
12. Landscape and maintain all unimproved right-of-way on Fourth Street and Bonneville Avenue adjacent to this site.
13. Submit an Encroachment Agreement for all private improvements located in the Fourth Street and Bonneville Avenue public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

**SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING SDR-4186 -
APPLICANT: BONNIE ADAR-BURLA - OWNER: MABEL I ENRIGHT, ET AL -**
Request for a Site Development Plan Review and for a Waiver of the Las Vegas Medical District Streetscape Design Guidelines and Landscape Buffer Requirements FOR A PROPOSED 1,469 SQUARE FOOT OFFICE CONVERSION on 0.23 acres at 500 Rose Street (APN: 139-33-301-008), PD (Planned Development) Zone [MD-1 (Medical Support) Medical District Special Land Use Designation], Ward 5 (Weekly).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining as he owns a property within the notification boundary on the corner of Alta and Shadow

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 55 [SDR-4186].

DAVID CLAPSADDLE, Planning and Development Department, stated that the Draft Staff Report had the incorrect Site Plan. The correct Site Plan was provided at this Planning Commission meeting. The original site plan should have access points to Alta, which would have been terrible. The Department of Public Works met with the applicant, and the site was revised to reflect an entrance only to Alta Drive and Rose Street would be the exit point. The handicap parking space reflects the correct aisle width. The existing

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 55 – SDR-4186

MINUTES - Continued:

house will not be enlarged. It is difficult for this site to meet all the landscaping standards of the Code. However, staff is requiring the Type B streetscape standards along Rose Street. The Waivers are appropriate and recommendation is for approval.

BONNIE ADAR-BURLA, 2951 Pinto Lane, concurred with staff recommendations and asked for approval.

COMMISSIONER EVANS asked about the trees on the property. MS. ADAR-BURLA replied that some are Cypress trees. They intend to remove the ones on the corner, but would like to only trim the beautiful pine tree and apricot tree in the front. COMMISSIONER EVANS stated that he appreciates the applicant maintaining the healthier trees. Although he understands why many have chosen to go with Xeriscape to conserve water, he is disappointed to see many older areas that have gotten rid of these trees that require no irrigation, as trees provide oxygen and help clean the air.

CHAIRMAN TRUESDELL asked if a vehicle comes off of Alta Drive and makes a right turn into the site, does it enter right into the two handicap spaces or can a quick turn be made to swing around to the side of the building. GARY LEOBOLD, Planning and Development Department, replied that vehicles can enter and go into the new concrete area going east, circling around the front of the building, and then exit onto Rose Street. It is a one-way circulation. The limitation is the handicap spaces, as vehicles will back out and go the direction to exit onto Rose Street.

CHAIRMAN TRUESDELL expressed concern about the circulation and whether the three-point turn is possible. If not, the handicap parking users will be backing out onto Alta Drive. MR. LEOBOLD indicated that the driveway meets the minimum standard for one-way flow through this area. Because of the size of the site and retaining the existing house, it makes it somewhat orthodox and not the best parking arrangement. MR. CLAPSADDLE added that staff did meet with the Departments of Public Works and Building and Safety to ensure the handicap standards were met and to have adequate on-site traffic circulation given the limited situation. CHAIRMAN TRUESDELL appreciated the fact that the applicant is trying to utilize the existing site, maintaining some of the existing trees and trying to improve this area, even with the site limitations.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 55 [SDR-4186].

(9:31 – 9:38)

3-1384

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 55 – SDR-4186

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped 5/5/04, except as amended by conditions herein.
3. No new turf areas shall be permitted. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a “Type B” streetscape treatment on Rose Street as required by the Las Vegas Medical District Plan.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
7. Any new property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Dedicate a 20-foot radius on the southwest corner of Alta Drive and Rose Street prior to the issuance of any permits.
10. Construct all incomplete half-street improvements including sidewalk and streetlights. Remove and replace all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 55 – SDR-4186

CONDITIONS - Continued:

11. All new driveways or modifications to existing driveways on Alta Drive shall be designed, located and constructed to meet the intent of Standard Drawing #222A.
12. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
13. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0020-97 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-4196 - APPLICANT: STORAGE ONE - OWNER: W J D, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a reduction of the Required Perimeter Buffering FOR A PROPOSED MINI-WAREHOUSE AND RECREATIONAL VEHICLE STORAGE FACILITY on 2.85 acres adjacent to the west side of Rancho Drive between Lake Mead Boulevard and Coran Lane (APN: 139-19-611-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining as he has a business relationship with the applicant

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the project consists of 97,500 square feet of mini warehouse, 1,200 square foot of manager's residence, 34 RV spaces, and 21 regular spaces. The application meets residential adjacency standards. The only Waiver is the landscape planter width along the street, where 15 feet is required, but the applicant is providing 10 feet. Staff feels this is reasonable as they are also enhancing the landscaping with the buffer zone, which will exceed the Planning material. Staff recommended approval.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 56 – SDR-4196

MINUTES - Continued:

GREG BORGEL, 300 S. 4th Street, appeared on behalf of Storage One and concurred with staff conditions.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 56 [SDR-4196].
(9:38 – 9:41)

3-1384

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a roofed trash enclosure.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 56 – SDR-4196

CONDITIONS - Continued:

9. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Construct all incomplete half-street improvements, including the full-width driveway access on Rancho Drive adjacent to this site concurrent with the first phase of development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the northern and southern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 56 – SDR-4196

MINUTES - Continued:

18. The proposed driveway accessing Rancho Drive shall be designed located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation.
19. The driveway serving this site aligns with the existing 3 leg signalized intersection serving the Texas Station Casino driveway on Rancho Drive. This intersection and the signal system must be modified to convert the existing 3 leg intersection into a 4 leg intersection and the signal be operating prior to any traffic, including construction traffic, utilizing this intersection for access to or from Rancho. The developer is responsible for all costs associated with this modification. These costs are separate from the area traffic mitigation contributions. The design of this intersection modification must be coordinated with the Nevada Department of Transportation (NDOT), LVACTS, the City of North Las Vegas and the City of Las Vegas Traffic Engineering Operations Section.
20. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
21. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer. This site is within a Fema Flood Zone "A".
22. Obtain an Occupancy Permit for all landscaping and private improvements in the Rancho Drive right-of-way adjacent to this site.
23. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT - PUBLIC HEARING - MSH-4197 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request to Amend the Master Plan of Streets and Highways FOR THE ADDITION OF MAJOR ROADS WITHIN THE CLIFF'S EDGE MASTER PLAN generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way, Ward 6 (Mack).

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions and amending the following condition:

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements will be required if determined to be needed by the City of Las Vegas Traffic Engineer”
– UNANIMOUS with McSWAIN abstaining as her firm is doing work that benefits Focus’ property

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that this application will bring the Master Plan of Streets and Highways in line with the approved tentative map of the street alignment for the major roads recently approved for the Cliffs Edge area. The specific

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 57 – MSH-4197

MINUTES - Continued:

amendment change is adding Centennial Parkway between Puli Road and Hualapai Way as a 100-foot primary arterial. The secondary collectors will be an 80-foot section, with Puli Road between Farm and Centennial, Elkhorn between Hualapai and Eagle Crest, and Shaumber Road between Dorrell Lane and Centennial Parkway. The following will be the 80-foot collectors with special design standards, such as a 70-foot back of curb to back of curb distance with off set sidewalks, which will include Shaumber Road from Dorrell to Grand Teton, Eagle Crest Way from Dorrell to Grand Teton, and Dorrell Lane from Puli to Hualapai. Finally, it will change the following segment from a full secondary 80-foot collector to a secondary with 70-foot special design standards, which is Farm Road from Puli to Hualapai. Staff recommended approval.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He concurred with staff recommendations. He asked Public Works to consider revising the language on the first condition.

MARY SANDERS, 9945 Wittig, requested that the portions on Elkhorn between Eagle Crest and Hualapai, and the part on Dorrell between Eagle Crest and Hualapai, be kept as they are. To the east of these two areas is a rural neighborhood with children and homes. If this is widened to a 100-foot corridor and a 80-foot corridor, there will be a lot of construction coming over from Grand Canyon, as they are already experiencing construction east of Grand Canyon. The neighbors are concerned that it will cause the widening at the other end of the road and would set a precedent.

RON and BEVERLY HOLMAN, 9665 Elkhorn Road, stated that his road is not considered as a county road, yet there are buses and gravel trucks that come through there with a lot of construction and this is a concern for the residents. It creates dust, which make allergies flare up.

ATTORNEY FIORENTINO stated there might have been some confusion as to the street design. The applicant is not requesting to change any of the street designs or roadway widths east of Hualapai. These changes are west of Hualapai to accommodate the traffic and to bring the street widths into conformance with the approved traffic study. It is true that Hualapai has been the demarcation line in this part of the northwest. The east side is rural neighborhood preservation, and the west side is planned for the higher densities. Therefore, it is essential to get circulation in the Master Plan that streets are added and not deleted, including no changes on the east side of Hualapai to either Elkhorn or Dorrell. COMMISSIONER TRUESDELL asked if Centennial will go over the beltway at some point. MR. LEOBOLD replied that the intent is to go over at some point. In addition, he clarified that it may have been previously identified as a 100-foot arterial but it is 80 feet and connects to Hualapai, which is also a 80-foot arterial.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 57– MSH-4197

MINUTES – Continued:

DAVID GUERRA, Public Works, commented that staff agreed with the applicant to revise Condition No. 1 as noted.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:41 – 9:56)

3-1470

CONDITIONS:

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements shall be required at the discretion of the City of Las Vegas Traffic Engineer.
2. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VACATION - PUBLIC HEARING - VAC-4098 - APPLICANT/OWNER: PULTE HOMES - Petition to Vacate public sewer and drainage easements in Antibes Street, south of Monte Viso Drive, Ward 6 (Mack).

SET DATE: 06/02/2004

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – **UNANIMOUS** with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 58 – VAC-4098

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

1-197

CONDITIONS:

1. A sanitary sewer relocation/abandonment plan must be submitted and approved by the Department of Public Works prior to the recordation of the Order of Vacation. Alternate public sewer easements shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
2. Alternate drainage easements in accordance with approved Drainage Study shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
3. Prior to the recordation of an Order of Vacation, all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 58 – VAC-4098

CONDITIONS – Continued:

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, conditions that require modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VACATION - PUBLIC HEARING - VAC-4104 - APPLICANT: EVAN RANES - OWNER: MISSION SPRINGS PROPERTIES, LIMITED LIABILITY COMPANY -
Petition to Vacate a twenty-foot (20') wide public alley generally located west of Maryland Parkway and north of Carson Avenue, Ward 5 (Weekly).

SET DATE: 06/02/2004

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – **UNANIMOUS** with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 59 – VAC-4104

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

1-197

CONDITIONS:

1. A sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works and the relocation and/or abandonment must take place prior to the recordation of the Order of Vacation. Additional right-of-way or easements may be required if shown in the approved plan. Alternatively, appropriate public sewer easements shall be retained within the alley.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. Alternatively, a drainage easement shall be retained over the full width of the alley.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 59 – VAC-4104

CONDITIONS – Continued:

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 13, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VACATION - PUBLIC HEARING - VAC-4158 - APPLICANT/OWNER: PULTE HOMES - Petition to Vacate spandrel portions of Monte Viso Drive west of Rainbow Boulevard, Ward 6 (Mack).

SET DATE: 06/02/2004

C.C.: 06/16/2004

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235], Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] – **UNANIMOUS** with McSWAIN abstaining on Item 12 [SDR-4192] as her company is currently working with Greystone and abstaining on Item 58 [VAC-4098] and Item 60 [VAC-4158] as her company is presently involved in litigation with Del Webb, which is owned by Pulte Homes

To be heard by the City Council on 6/16/2004

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 60 – VAC-4158

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

COMMISSIONER McSWAIN requested that Item 10 [SUP-4203] be removed from One Motion/One Vote.

DAVID CLAPSADDLE, Planning and Development Department, requested that Item 58 [vac-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158] be moved up to One Motion/One Vote. He indicated that letters have been received from each applicant agreeing to all of the conditions for all other items.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 6 [SUP-4140], Item 7 [SUP-4180], Item 8 [SUP-4189], Item 9 [SUP-4201], Item 11 [SUP-4233], Item 12 [SDR-4192], Item 13 [SDR-4235] Item 58 [VAC-4098], Item 59 [VAC-4104] and Item 60 [VAC-4158].

(6:06 – 6:16)

1-197

CONDITIONS:

1. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.

City of Las Vegas

PLANNING COMMISSION MEETING OF MAY 13, 2004
Planning and Development Department
Item 60 – VAC-4158

CONDITIONS – Continued:

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 13, 2004

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 N. 19th Street, announced that he would not longer be attending the Plannig Commission meetings. He thanked the previous and present Planning Commission for being been conscientious and dedicated to their responsibilities. He wished the Commission well.

(9:56 – 9:57)
3-2093

CHAIRMAN TRUESDELL thanked Staff, Business Development Department and ROBERT GENZER, Director, Planning and Development Department, for putting on an Open House event for the downtown area last week. The Mayor, Councilman Weekly and all those involved reflected a great change in just how people perceive Downtown Las Vegas. Approximately 400 individuals attended from various parts of the community, which says a lot about what is happening in the Downtown area. A job well done!

COMMISSIONER McSWAIN stated she would miss TODD FARLOW. COMMISSIONER STEINMAN stated that COMMISSIONER DAVENPORT'S report regarding financial institutions would be presented tonight on Channel 8 at 11:00 pm.

(9:57 – 9:58)
3-2140

MEETING ADJOURNED AT 9:58 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

ARLENE COLEMAN, DEPUTY CITY CLERK